

Morgans

PROPERTY

11 Lyne Grove, Crossford, KY12 8YB

Offers Over £374,950







A truly unique opportunity to acquire this charming detached villa situated on enviable corner plot within the sought after West Fife village of Crossford which is located approximately one mile West of Dunfermline with excellent amenities and transport links available. This home provides spacious and flexible accommodation and briefly comprises entrance hallway, two bedrooms, shower room, utility and garden room on the ground floor. On the upper level there are two further bedrooms, dining kitchen and lounge with study. French doors from the garden room leads to the landscaped gardens to the rear with patio area ideal for al fresco entertaining. Driveway for several vehicles leads to double garage. The property benefits from gas central heating and double glazing.





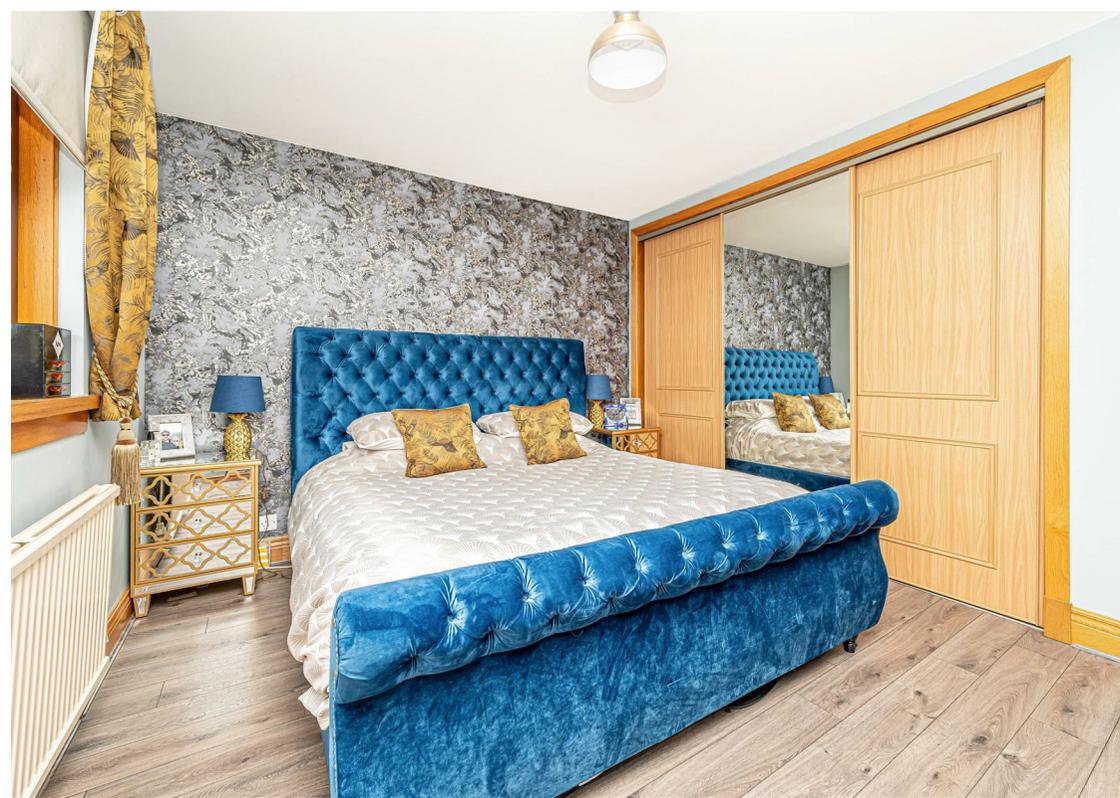
## LOCATION

The property is located in the popular and much sought after village of Crossford which is only one mile west of Dunfermline City Centre. There is an excellent range of local facilities including primary school with nursery amenities, prestigious Golf Club, Four Star Hotel and Leisure Club together with local shop, chemist and post office for day-to-day necessities. There is also a regular and reliable bus service into Dunfermline where a wider range of shopping, leisure and social facilities can be found. Crossford is located only five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by ways of motorways to Stirling, Glasgow and the west.

## EXTRAS INC IN SALE / AGENTS NOTE

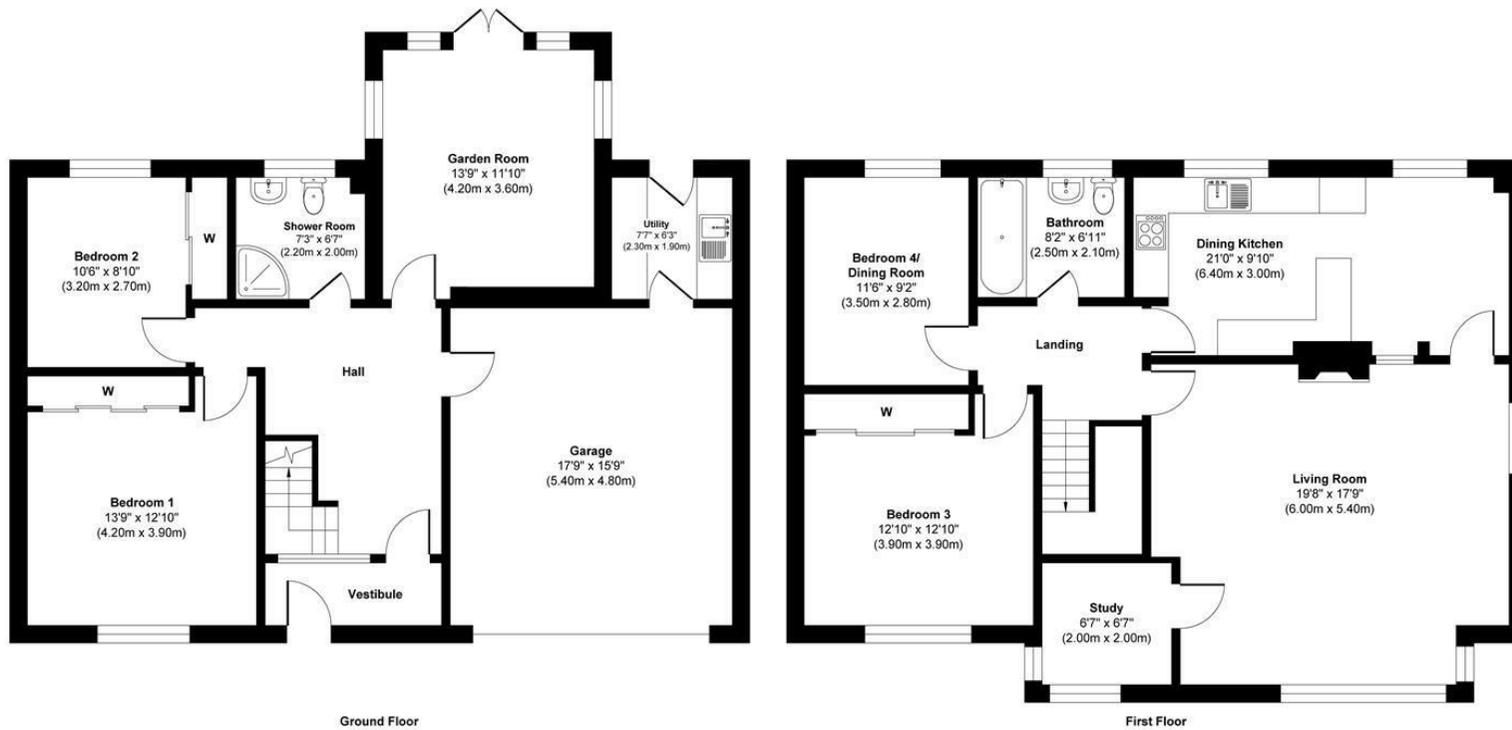
All floor coverings, blinds, bathroom and light fittings together with all appliances. The upper and lower hallway lights are excluded from the sale.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property. No warranty is given on the white goods.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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