

**Morgans**  
PROPERTY

36 Lundin Road, Dunfermline, KY12 8PN  
Offers Over £415,000







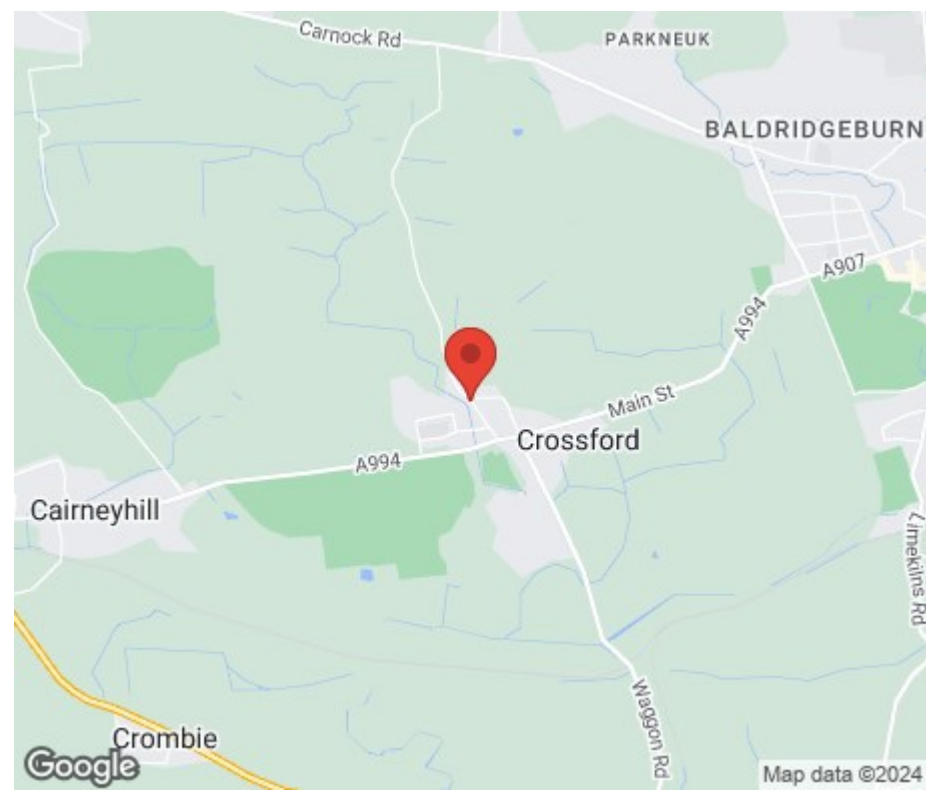




We are delighted to bring to the market this truly exceptional detached villa circa 1950's enviably positioned on an elevated location within the sought after West Fife village of Crossford. Rarely available to the market the property and grounds boast stunning countryside views from every aspect. There is a detached garage with monobloc driveway giving access for several vehicles. Further outhouse for additional storage. This property provides so much natural light making this a truly idyllic setting. This deceptively spacious home is beautifully presented and a credit to the present owner with quality fixtures and fittings throughout. The subjects briefly comprise entrance vestibule, reception hall, lounge, family room or fourth bedroom, modern shower room and bespoke dining kitchen with rear porch. On the upper level there are three double bedrooms all with fitted wardrobes and spacious five piece family bathroom. Good storage throughout. The gardens and grounds are beautifully maintained and well stocked with mature plants and shrubs offering privacy with a child and pet safe environment. There are patio and seating areas. The subjects are double glazed with gas central heating.







## 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, bakers and post office/chemist 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. Dunfermline is located only five miles from the Forth Road Bridges 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 integrated appliances.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.









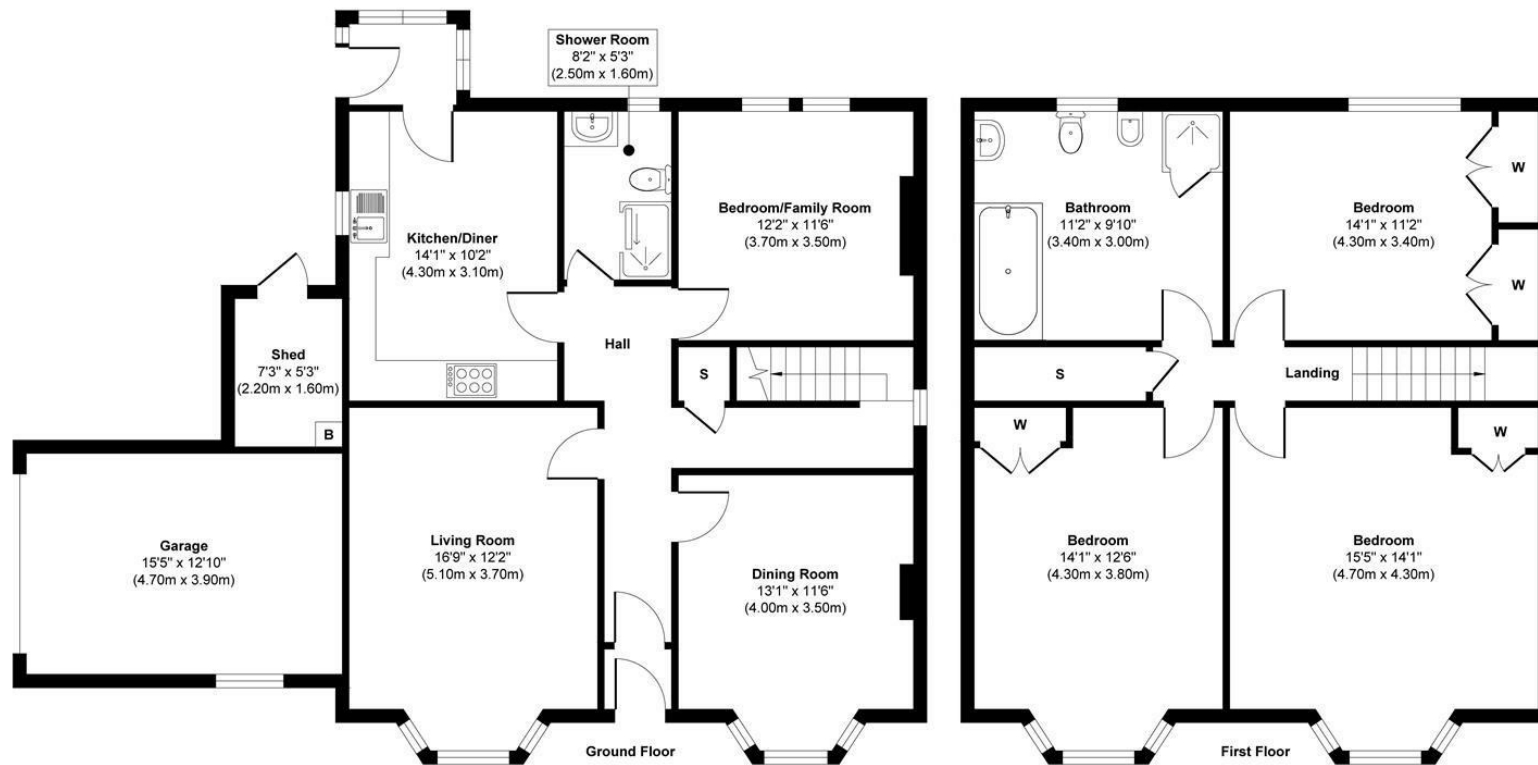
Abiana











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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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.