



Morgans
PROPERTY

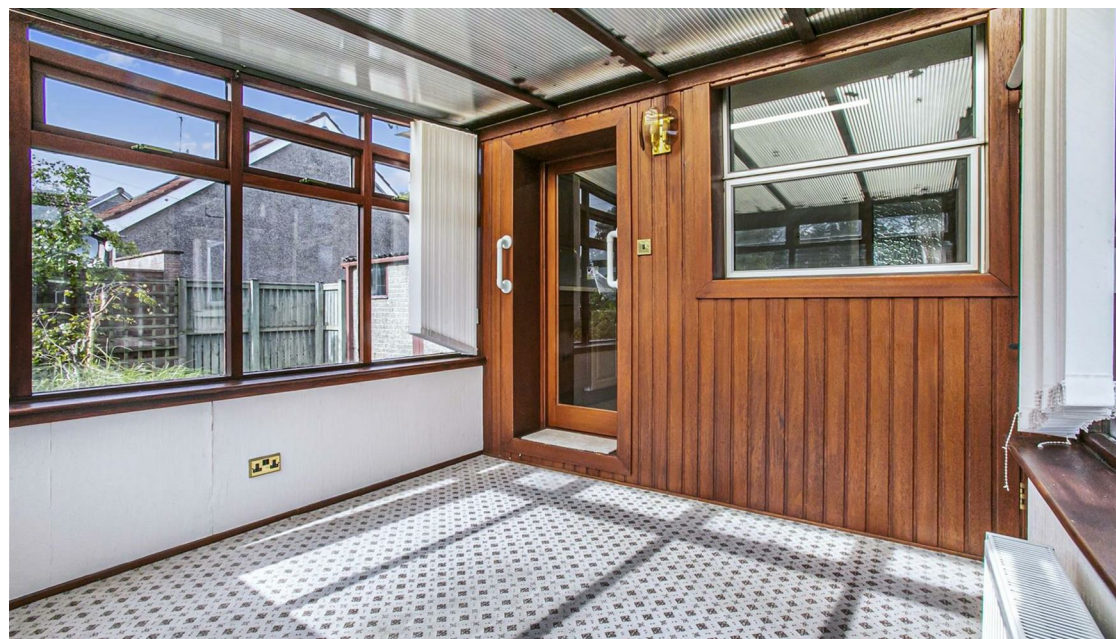
27 Dean Drive, Crossford, KY12 8PF
Fixed Price £240,000

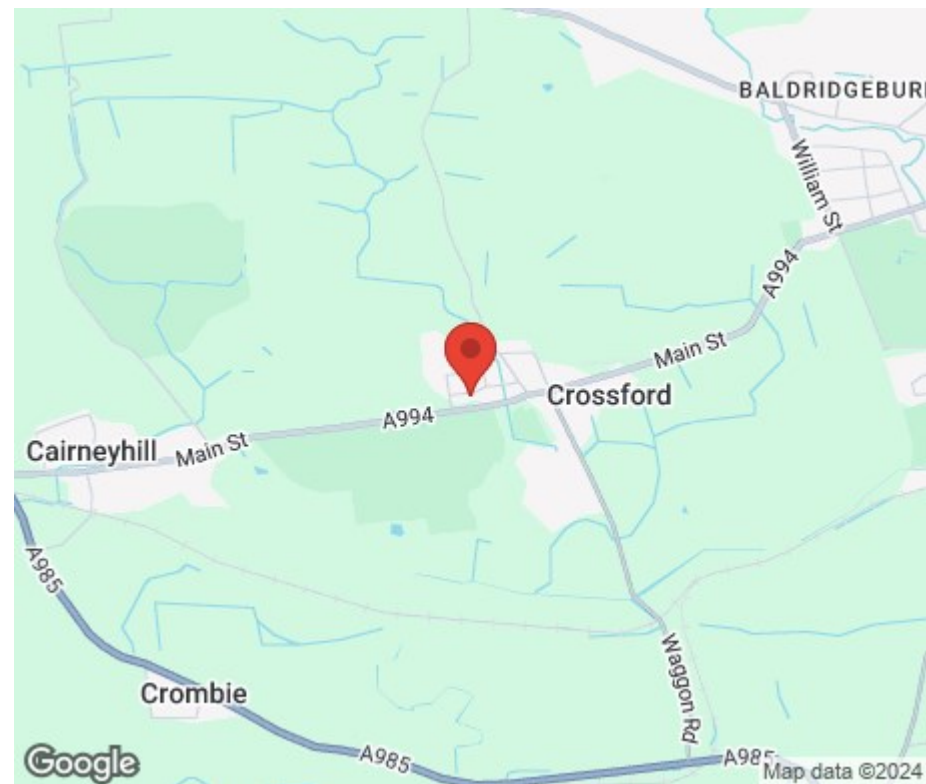






Excellent opportunity to acquire this deceptively spacious bungalow which has been converted to provide two double bedrooms and small office/excellent under eave storage on the upper floor. The property requires some upgrading and early entry is available. The gardens are well maintained mainly laid to lawn which are fully enclosed providing a child and pet safe environment. The accommodation briefly comprises entrance vestibule, hallway, storage, lounge, kitchen leading to conservatory, two double bedrooms with four piece bathroom. On the upper level there are a further two double bedrooms and excellent storage. The property has a detached single garage with driveway for one vehicle. Ample on street parking. The property is 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 and garden shed. Please note the fire in the Lounge does not work.

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

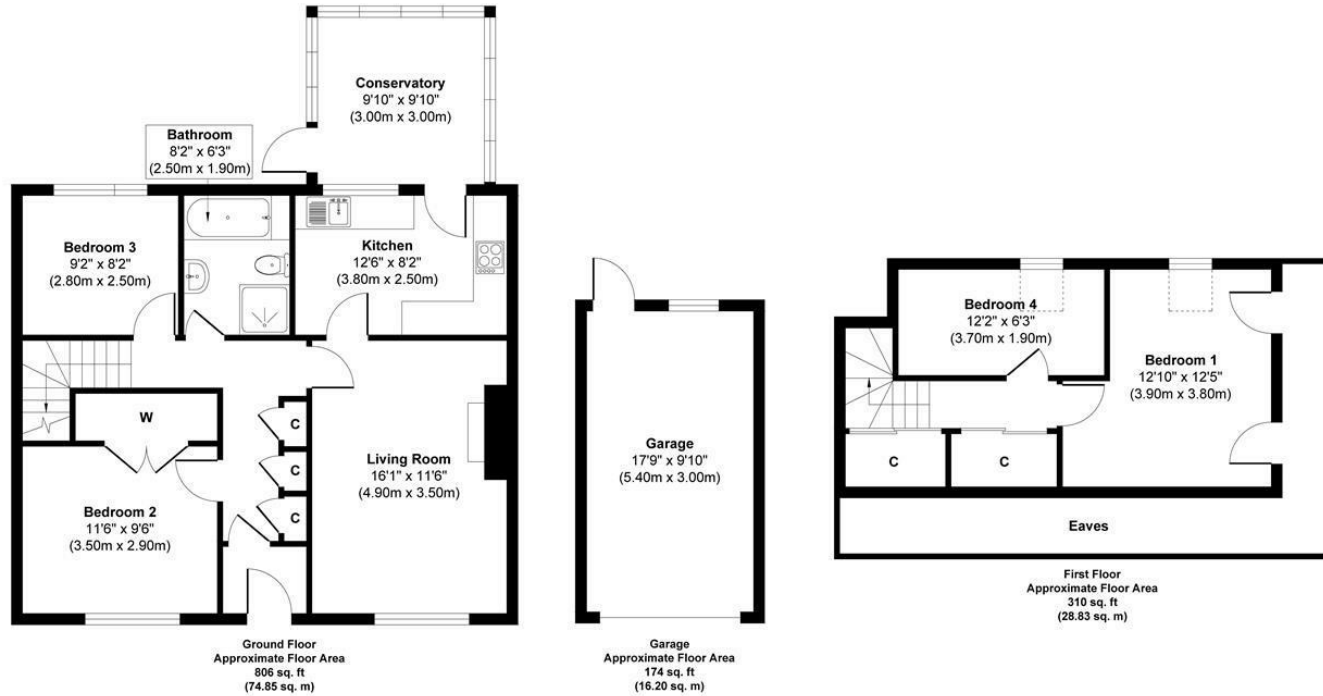
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







27 Dean Drive Crossford KY12 8PF



Approx. Gross Internal Floor Area 1290 sq. ft / 119.88 sq. m (Excluding Eaves)
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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.