

Morgans

PROPERTY

39 Main Street, Crossford, KY12 8NJ

Offers Over £105,000



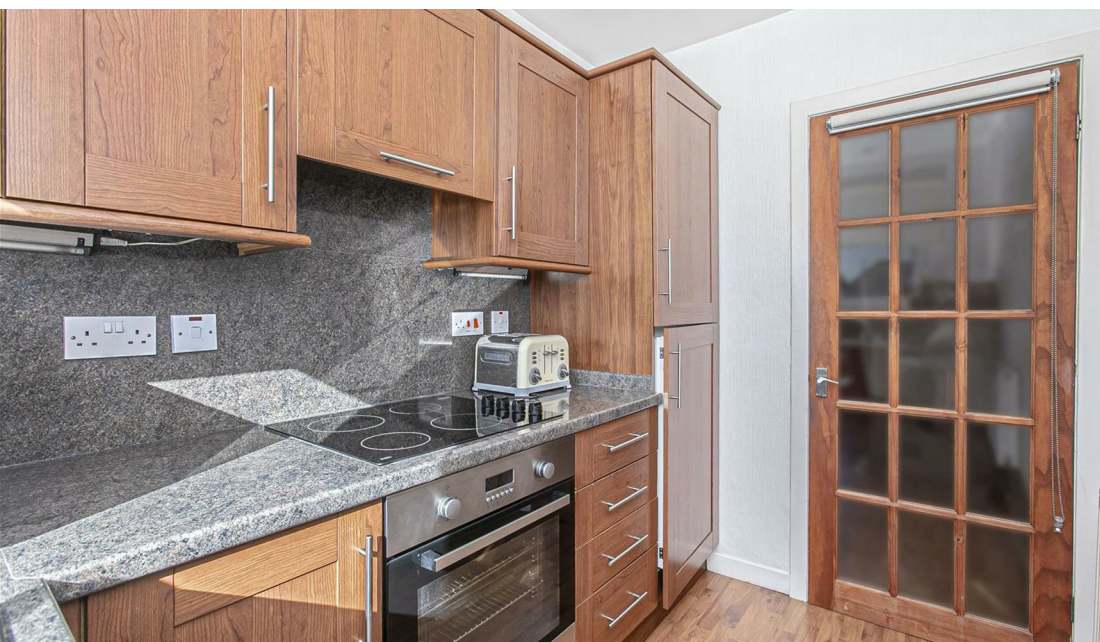








Rarely available property type situated in the popular West Fife village of Crossford is this charming upper cottage garden flat with generous south facing garden to rear with patio and seating areas and sheds. There is a separate communal drying green shared with the lower dwelling. The accommodation briefly comprises; private entrance, staircase leading to upper landing, lounge with step up to dining room, feature period fireplace and bay window with seat. A double bedroom with walk in cupboard and access to attic for additional storage. A fitted kitchen with appliances and bathroom with off mains shower completes the property. The property benefits from double glazing and gas central heating. Early entry available.







## LOCATION

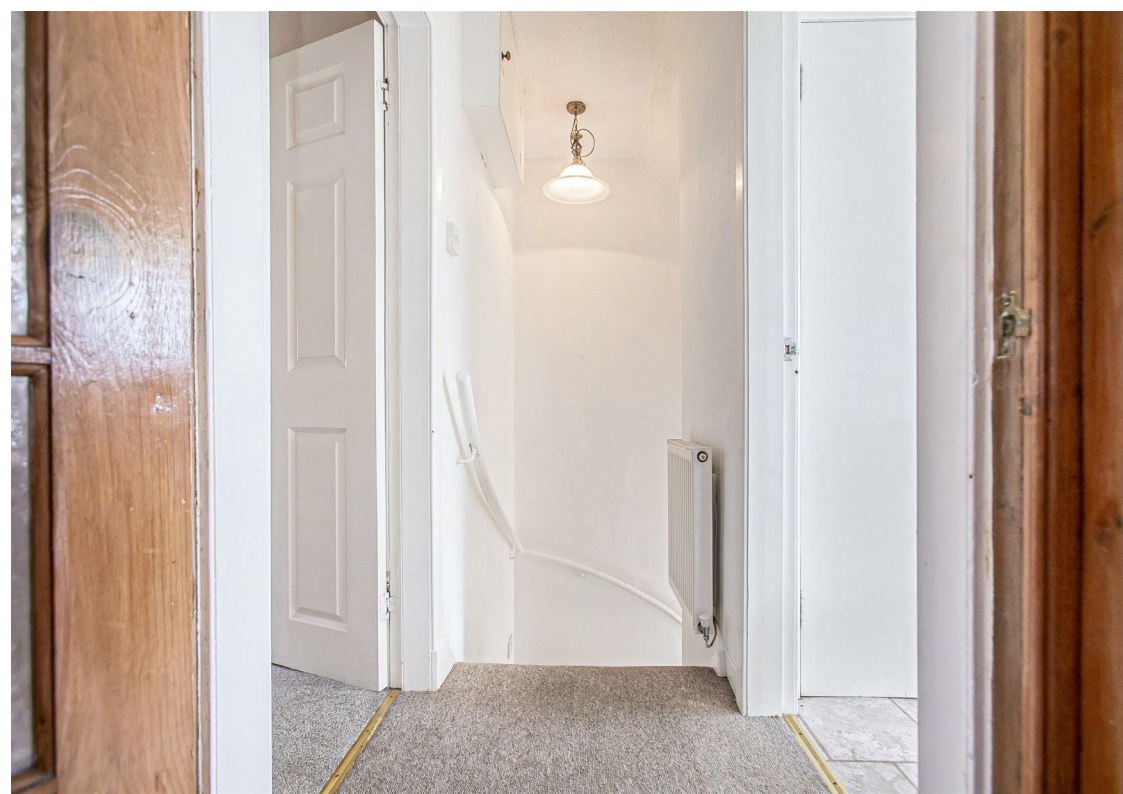
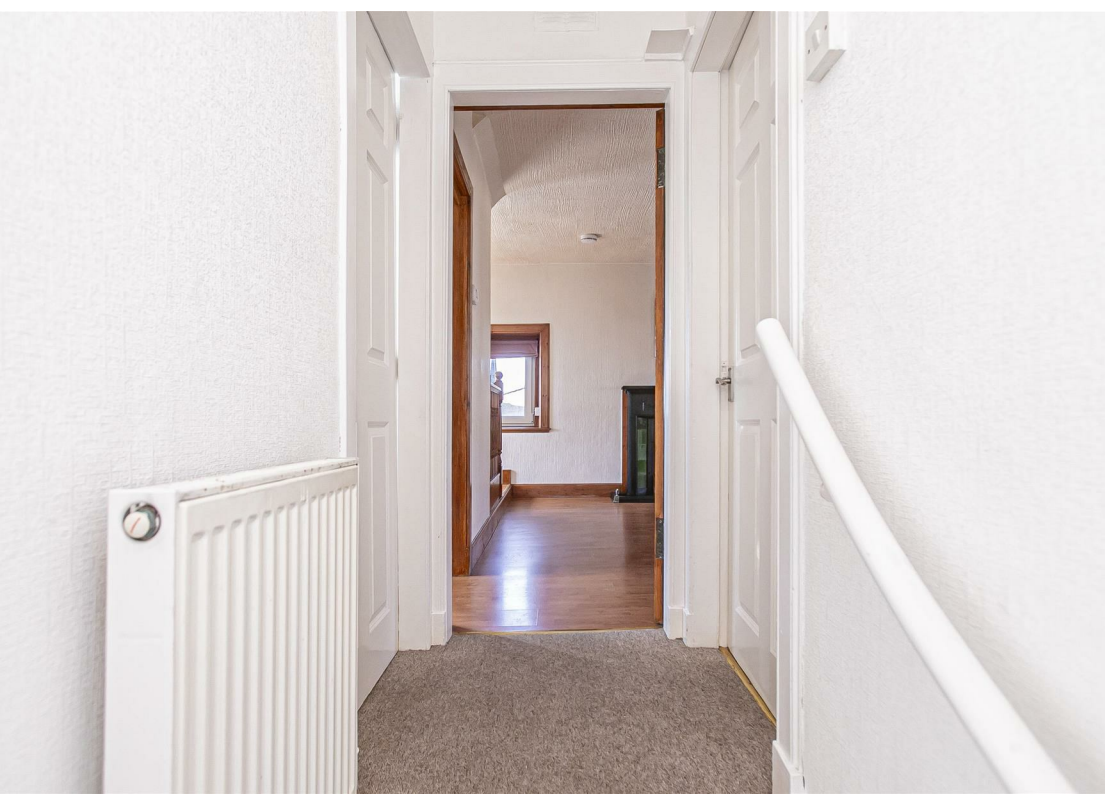
The property is located in the popular and much sought after village of Crossford which is only one mile west of Dunfermline City Centre. There is an excellent range of local facilities including primary school with nursery amenities which is a short walk away and on a quiet road. Prestigious Golf Club, The Keavil Four Star Hotel and Leisure Club, The Adamson Hotel and Restaurant, together with local shop, bakers 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. 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 sheds.

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.







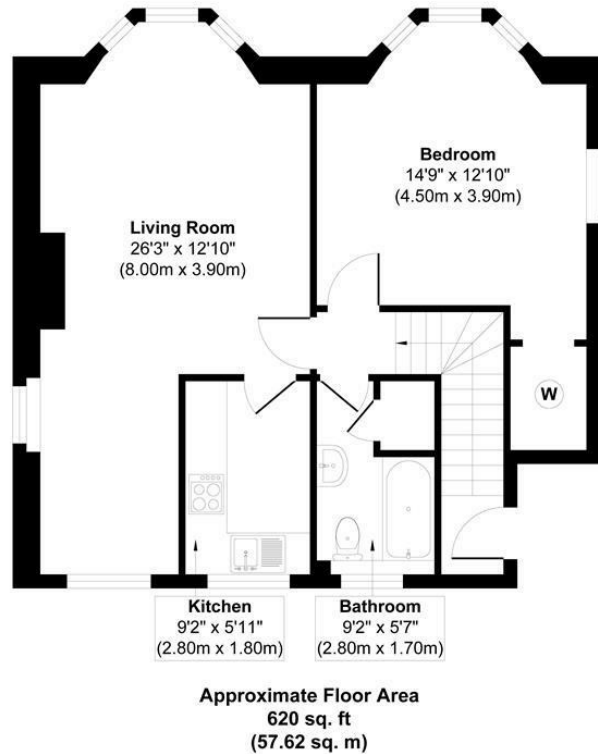








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Approx. Gross Internal Floor Area 620 sq. ft / 57.62 sq. m

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.