



Morgans

PROPERTY

4 Meadow View, Crossford, KY12 8NT

Fixed Price £175,000





Two-bedroom semi-detached villa



First floor bathroom



Spacious lounge feature stove



Generous principal bedroom



Kitchen



Driveway Off Street Parking



EPC Rating -



Council Tax Band -





## Welcome

This lovely two-bedroom semi detached home offers well-proportioned accommodation over two floors, suitable for a first-time buyer, couples and small families. The property is situated on an enviable corner plot with driveway to rear for two cars providing off street parking. The ground floor provides a good-sized lounge with feature wood burning stove, galley kitchen with built-in storage and door to gardens. The first floor comprises two double bedrooms and a bathroom with overhead shower. Access to floored attic with power. The principal bedroom is particularly spacious and benefits from built-in storage. The gardens are generous and well maintained, they are enclosed providing a child and pet safe environment. Essential viewing as this property type is rarely available within the village.





## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Two garden sheds and summerhouse with power included.

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.





## Crossford

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 and playgroup amenities, prestigious Golf Club, The Keavil Four Star Hotel and Leisure Club, The Adamson Hotel and Restaurant, together with local shop, chemist, 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.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

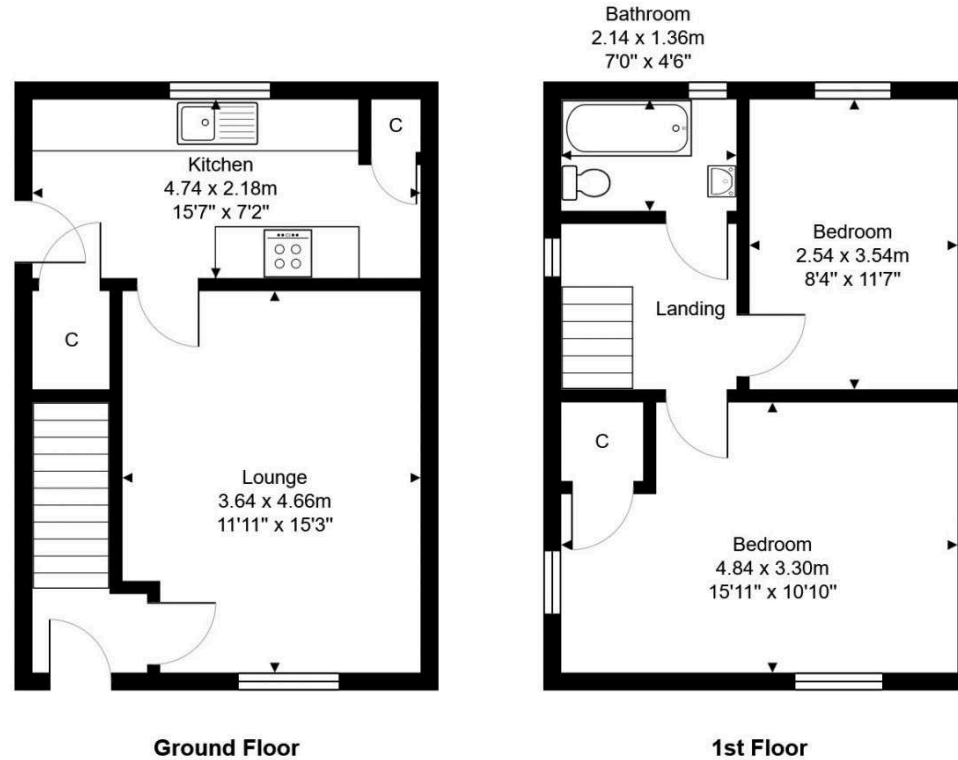


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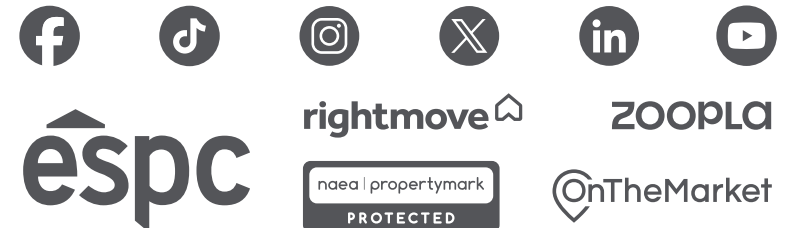


Total Area: 67.1 m<sup>2</sup> ... 722 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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.