



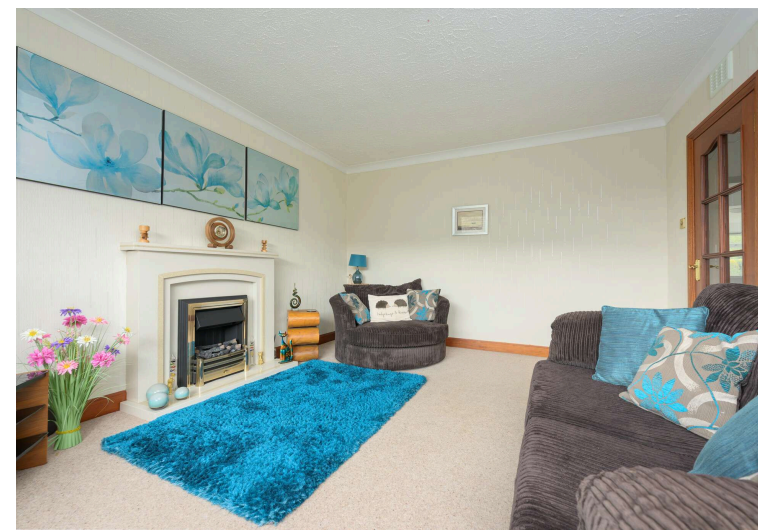
Morgans

PROPERTY

41 Woodlands Drive, Crossford, KY12 8QE

Offers Over £330,000





Four-bedroom extended detached home



Two bathrooms



Spectacular 27-foot sun room



Ground floor bedrooms



Lounge and fitted kitchen



Detached garage and driveway



EPC Rating -



Council Tax Band -



Welcome

Charming four-bedroom detached home offers generous and versatile accommodation over two floors, extending to approximately 1,550 sq ft. Set in the ever popular West Fife village of Crossford, the property provides well-proportioned rooms throughout and a number of standout features that set it apart. The ground floor is particularly impressive. A spectacular sun room extending to over 27 feet runs the full width of the rear of the property, providing a truly exceptional additional living and entertaining space. A lounge, a fitted kitchen, two ground floor bedrooms, and stylish bathroom with roll top bath — a highly practical arrangement with excellent flexibility for a variety of household requirements. The first floor comprises two further bedrooms, all of a comfortable double size and each benefiting from built-in wardrobe storage. The rooms are arranged around a central landing and are well proportioned throughout with shower room. A detached garage provides secure parking or additional storage and driveway. The gardens and grounds are a credit to the present owner, they provide an idyllic haven with seating and patio area. They are well stocked and mature being fully enclosed and private providing a child and pet safe environment.





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.









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.



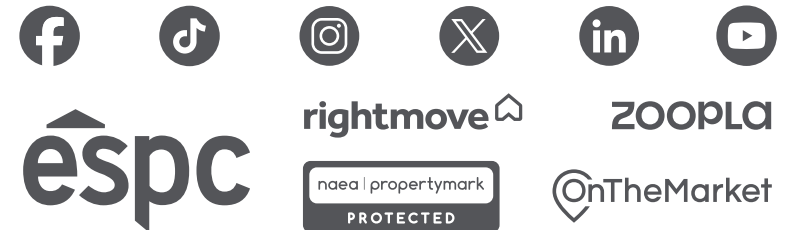
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All measurements are approximate and for display purposes only

Total Area: 144.0 m² ... 1550 ft²



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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.