



Morgans

PROPERTY

26 Lundin Road, Crossford, KY12 8PW

Offers Over £325,000





Ent Vestibule & Hallway



Bathroom



Living Room Dining Room



Four Bedrooms



Kitchen Utility



Large detached double garage



EPC Rating -



Council Tax Band -





Welcome

This four-bedroom detached home offers well-proportioned and versatile accommodation over two floors, extending to approximately 1,237 sq ft and set in the attractive village of Crossford. The ground floor provides a living room, separate dining room, fitted kitchen with adjacent utility room, bathroom and a generous double bedroom — a practical layout offering flexibility for a range of family requirements. Multiple store rooms add further useful storage on this level. The first floor comprises three further bedrooms, two of which are comfortable doubles, with additional store rooms providing practical storage space on the landing. A particularly notable feature of the property is the substantial detached double garage, extending to approximately 419 sq ft — a significant addition offering secure parking for multiple vehicles or excellent workshop and storage potential. The property occupies an enviable corner plot with well maintained mature gardens to the front, side and rear with development potential subject to the necessary consents. Situated in the village of Crossford, the property is within easy reach of transport links and the amenities of nearby Dunfermline.





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.







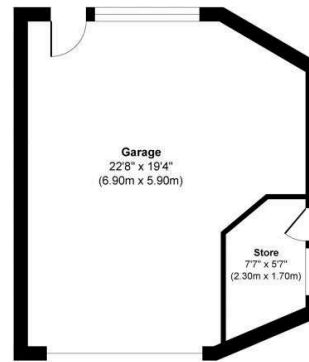


Crossford

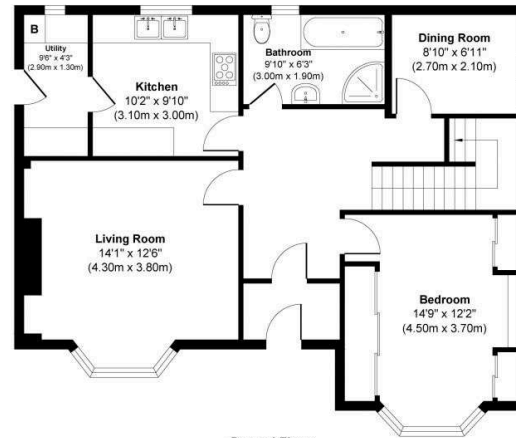
The property is located in the popular and much sought after village of Crossford which is only one mile west of Dunfermline City Centre. There is an excellent range of local facilities including primary school with nursery and playgroup amenities, prestigious Golf Club, The Keavil Four Star Hotel and 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 way of motorways to Stirling, Glasgow and the west.

Morgans Property Package

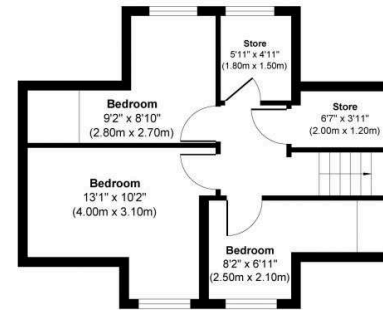
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Garage
Approximate Floor Area
419 sq. ft
(38.91 sq. m)



Ground Floor
Approximate Floor Area
853 sq. ft
(79.28 sq. m)



First Floor
Approximate Floor Area
384 sq. ft
(35.69 sq. m)



Approx. Gross Internal Floor Area 1656 sq. ft / 153.88 sq. m (Including Garage)

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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