

Morgans PROPERTY

7 Woodlands Drive, Crossford, KY12 8QE

Offers Over £299,995

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- Deceptively spacious family home
- Impressive 18ft living room
- Generous 15ft kitchen/dining room
- EPC Rating - C
- Principal bedroom over 15ft
- Two further well-sized bedrooms
- Modern shower room
- Council Tax Band - E









Welcome

Beautifully presented home in sought-after Crossford location. This deceptively spacious three-bedroom home offers over 1,200 square feet of accommodation across two floors, together with a separate garage/ workshop and outbuilding store, ideal for hobbyists or those needing extra storage. The ground floor centers on an 18-foot living room, complemented by a generous kitchen/dining room extending to over 15 feet, and a third bedroom, providing ample space for family life and entertaining. Upstairs, two further well-proportioned bedrooms include a particularly spacious principal bedroom at nearly 16 feet in length, served by a modern shower room. Built-in wardrobes across the bedrooms add valuable storage. The driveway gives access for several vehicles and leads to well maintained and private gardens, an idyllic haven. Located in West Fife, the property is well placed for local amenities and easy access to Dunfermline, making it an excellent choice for families seeking space both inside and out and village life.







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.




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DISCO BALL





















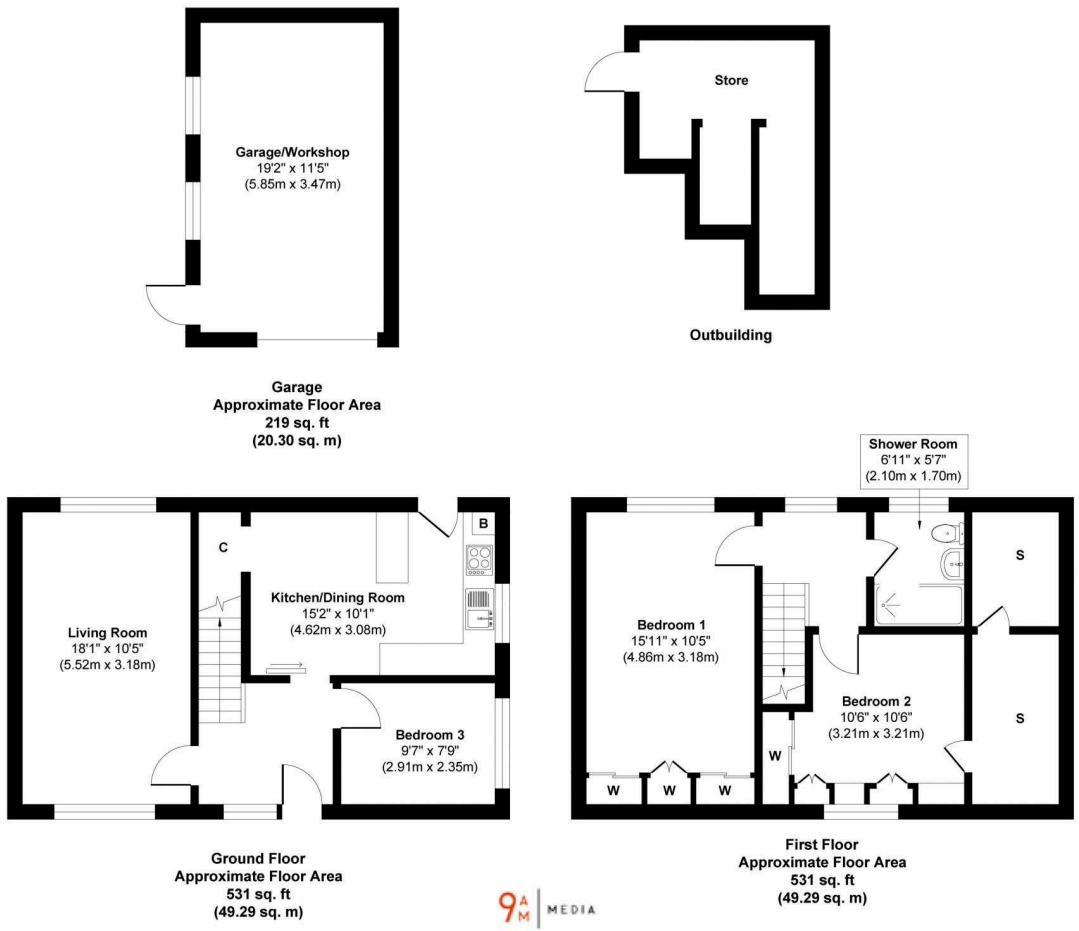
Crossford

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.





Approx. Gross Internal Floor Area 1281 sq. ft / 118.88 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 gauranteed 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 opon its own inspection(s). Created by 9AM Media

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SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk

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