



**Morgans**  
PROPERTY

16 Farm Road, Crombie, KY12 8LD

Offers Over £129,950





Charming village home with views



Generous 16ft kitchen



Comfortable lounge



EPC Rating - E



Two double bedrooms



Modern shower room



Built-in storage throughout



Council Tax Band - A



## Welcome

A well-presented two-bedroom mid-terraced home set within the peaceful and picturesque village of Crombie, offering comfortable and well-proportioned accommodation across two floors with stunning views over farmlands and towards The Pentlands. With a generous footprint for a property of this type and a charming village outlook, this is an ideal choice for first-time buyers, couples, or those looking to enjoy a quieter pace of life. There is generous 16-foot kitchen which provides an excellent and well-appointed cooking and dining space leading to rear porch/utility area and door to large gardens. A comfortable lounge completes the main living accommodation, with a useful hall cupboard providing additional storage. Front and rear external access adds to the practicality of the ground-floor layout. Upstairs, two well-proportioned double bedrooms are served by a modern shower room fitted with a shower enclosure, WC, and wash hand basin. A built-in cupboard on the upper landing ensures storage remains plentiful throughout. The gardens to the rear are well maintained with feature decking/seating area and garden shed. Ample room for an outdoor office perhaps or summerhouse, it provides an idyllic haven. There is a driveway to front and ample on street parking.

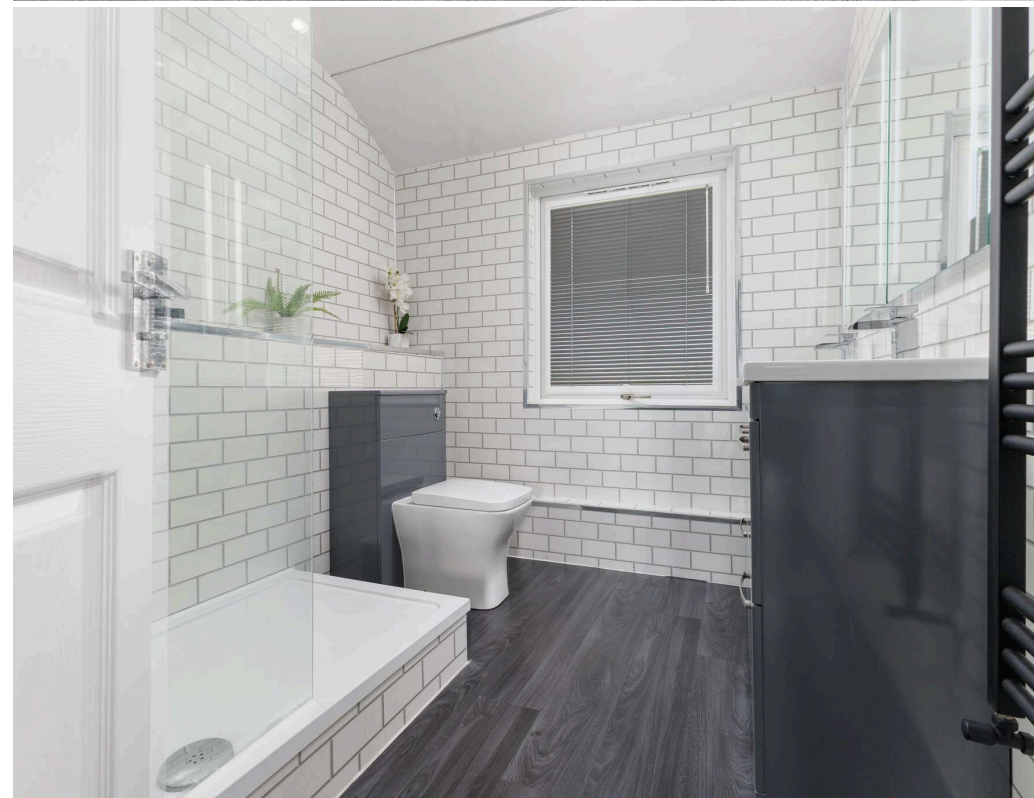




#### EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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.





## Crombie

Situated in the quiet village of Crombie located to the south west of Dunfermline, the village of Crombie boasts a pleasant rural locale. The village offers an ideal and popular commuter base, with the Forth and Kincardine Bridges allowing access towards Edinburgh and Glasgow. Railway links are available in Dunfermline, Inverkeithing and Rosyth. Crombie boasts links on the Fife Cycle Path between many coastal villages. The Primary school catchment area for Crombie is Limekilns.

## Morgans Property Package

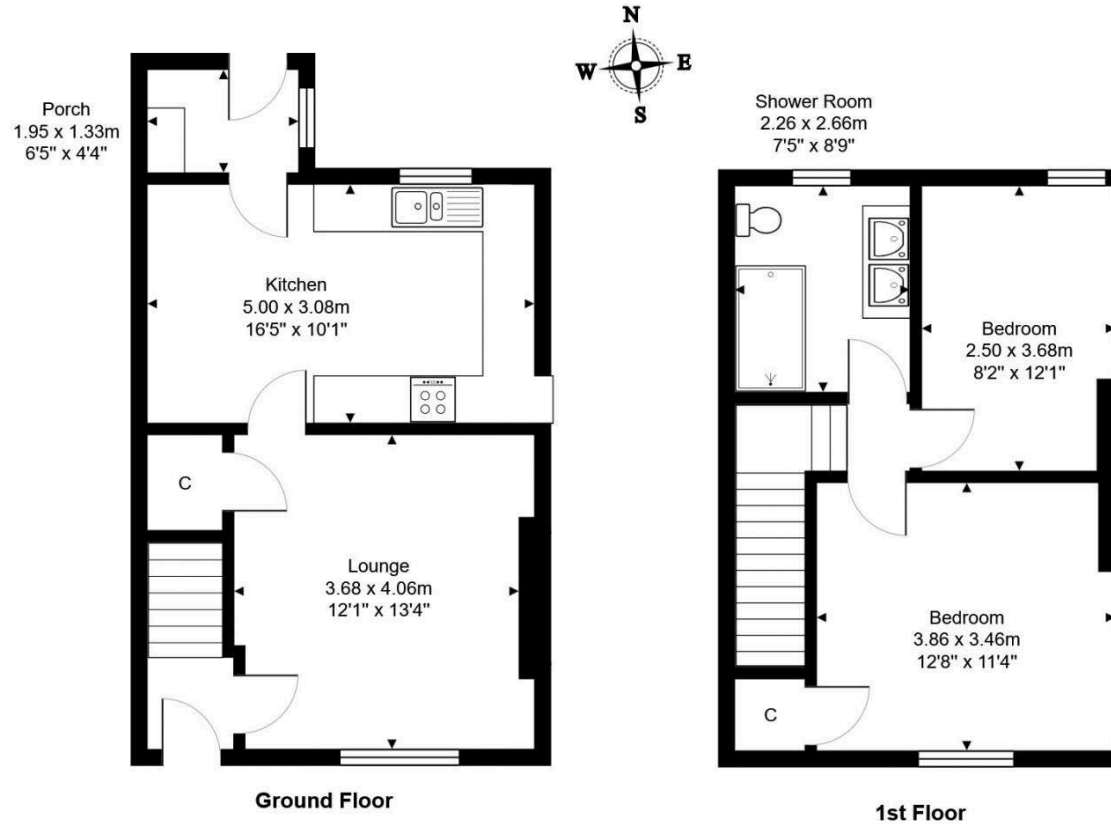
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Total Area: 74.9 m<sup>2</sup> ... 806 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.