



Morgans

PROPERTY

52 Central Road, Dunfermline, KY12 8LE

Offers Over £100,000











Excellent home for first time buyers, couples or small families. This end terraced villa occupies an enviable plot with good outdoor space and countryside views. The gardens are fully enclosed providing a child and pet safe environment. The property comprises entrance hall, lounge/dining room and kitchen with dining area on the ground floor. On the upper level there are three double bedrooms, modern shower room, good storage and access to attic. The property is double glazed with gas central heating. The property is non standard construction and may not be mortgageable.







## LOCATION

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.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with appliances and garden shed.

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 ownh enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.













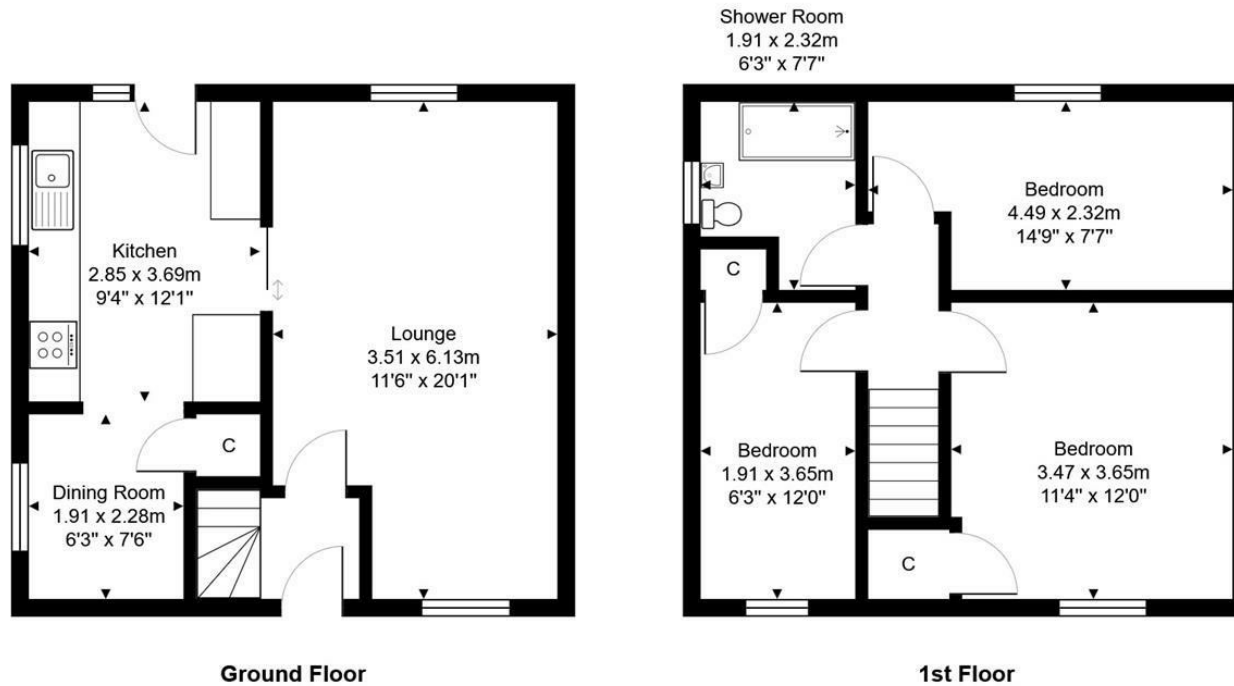


## 52 Central Road, Crombie, KY12 8LE



Total Area: 80.1 m<sup>2</sup> ... 863 ft<sup>2</sup>

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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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.