



Morgans

PROPERTY

2 The Nursery, Crossford, KY12 8NQ

£535,000





Exceptional five-bedroom detached home



Spectacular gallery/lounge on first floor



Feature balcony



EPC Rating -



Two en suites and dressing room



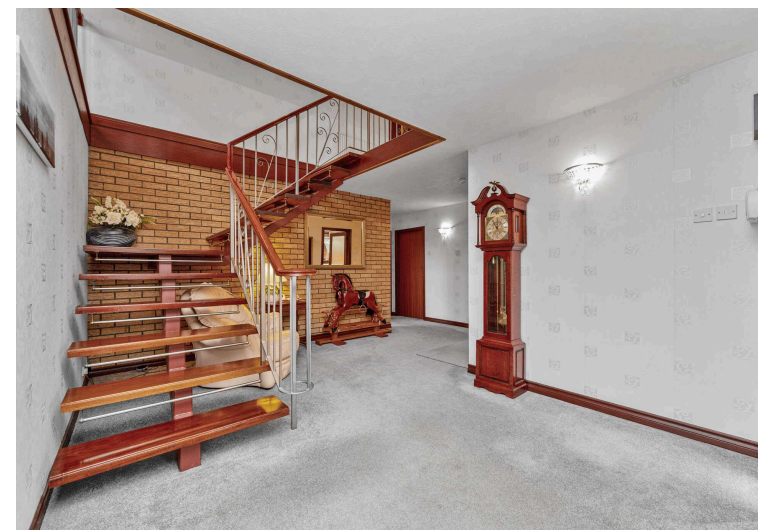
Large kitchen and utility room



Basement workroom and double garage



Council Tax Band -





Welcome

This exceptional five-bedroom individually designed executive home which has only been occupied by the original owners, offers outstanding accommodation across two principal floors and a basement level, extending to over 3,000 sq ft in total. A property of considerable scale, individuality, and quality, it represents a rare opportunity in the sought-after village of Crossford. The ground floor is generously laid out, providing a large living room with its own balcony, a well-sized kitchen, a utility room, a flexible bedroom/dining room, two further double bedrooms with built-in storage, and a shower room. The layout is practical and spacious, with multiple rooms suited to a variety of uses. The first floor is particularly striking, featuring a spectacular gallery/lounge extending to over 25 feet — an exceptional and versatile space flooded with natural light. Two large bedrooms are located on this level, both with en suite facilities. The principal bedroom further benefits from a private dressing room with built-in wardrobes, while a second balcony provides an attractive outdoor amenity. The basement level provides a substantial workroom of over 24 feet in length, alongside a large double garage and driveway — together offering enormous potential for a range of ancillary uses, subject to requirements. This property benefits from Solar panels making it an economical household for its size. The mature gardens are terraced, well stocked and mature leading to a feature summerhouse offering fabulous views over the gardens and towards the Pentlands. An idyllic and private haven. Situated in the village of Crossford, KY12 8NQ, 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.









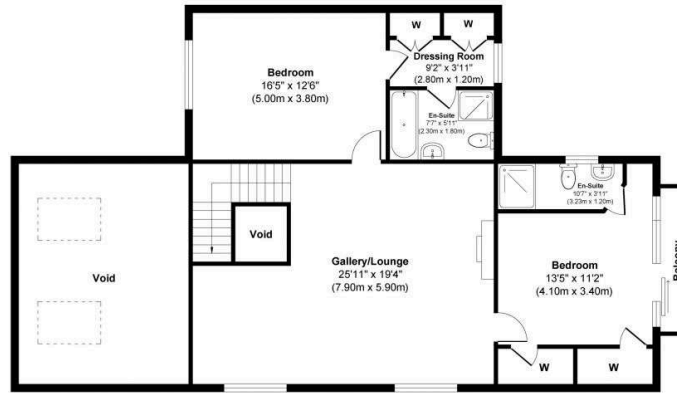
Crossford

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 ways of motorways to Stirling, Glasgow and the west.

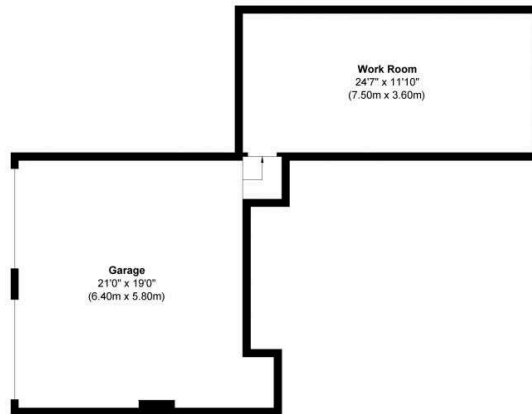
Morgans Property Package

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.

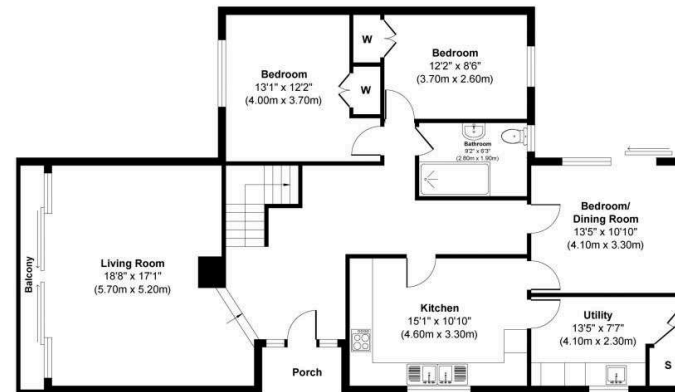




First Floor
Approximate Floor Area
1058 sq. ft
(98.25 sq. m)



Basement
Approximate Floor Area
715 sq. ft
(66.39 sq. m)



Ground Floor
Approximate Floor Area
1302 sq. ft
(120.94 sq. m)



Approx. Gross Internal Floor Area 3075 sq. ft / 285.58 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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