



Morgans

PROPERTY

4 Douglas Drive, Crossford, KY12 8PZ

Offers Over £240,000











An excellent family home situated in one of West Fife's most popular sought after villages with the potential to convert into the attic and or extend to provide a substantial property. There are landscaped easy to maintain gardens to the front and rear and driveway gives access for several vehicles leading to detached good sized garage. The accommodation itself is generous throughout and well presented briefly comprising entrance hall, lounge, kitchen/diner and double bedroom on the ground floor. On the upper level principal bedroom with en-suite, further double bedroom and family bathroom. Excellent storage throughout and access to attic. The property has recently fitted UPVC double glazing and gas central heating throughout and viewing a must to appreciate the accommodation on offer.







## LOCATION

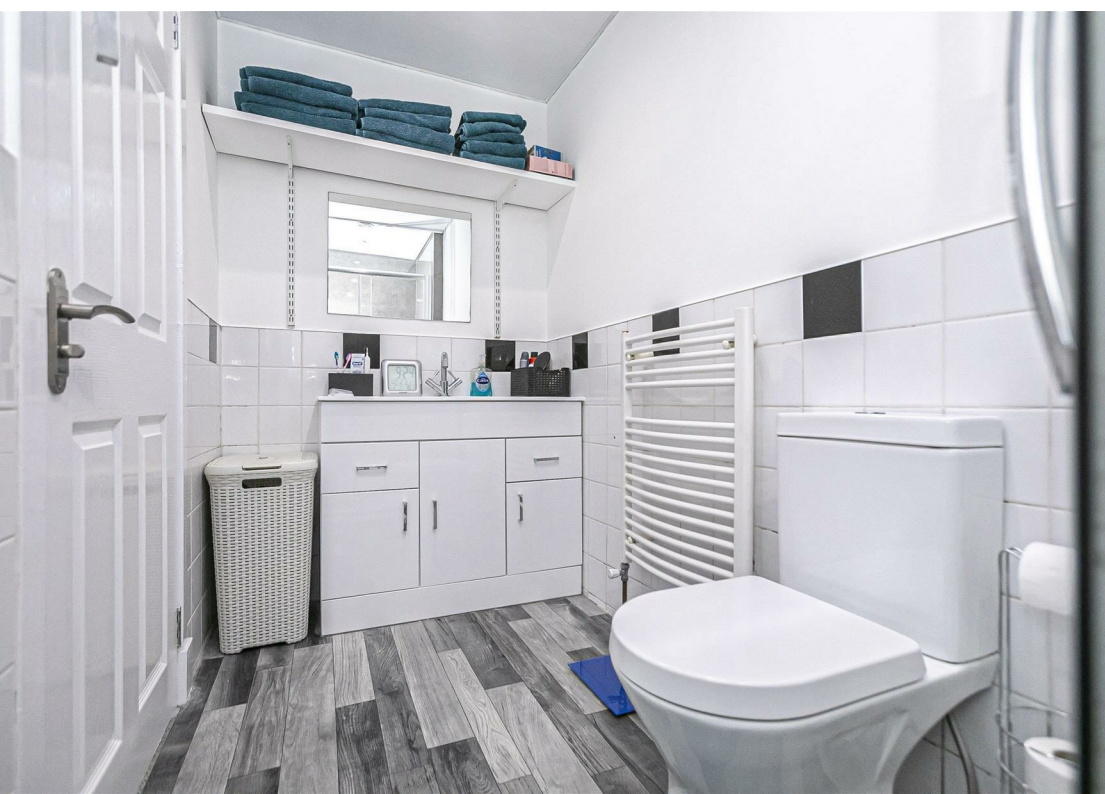
The property is located in the popular and much sought after village of Crossford which is only one mile west of Dunfermline City Centre. There is an excellent range of local facilities including primary school with nursery amenities which is a short walk away and on a quiet road. Prestigious Golf Club, The Keavil Four Star Hotel and Leisure Club, The Adamson Hotel and Restaurant, together with local shop, 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.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and some 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.







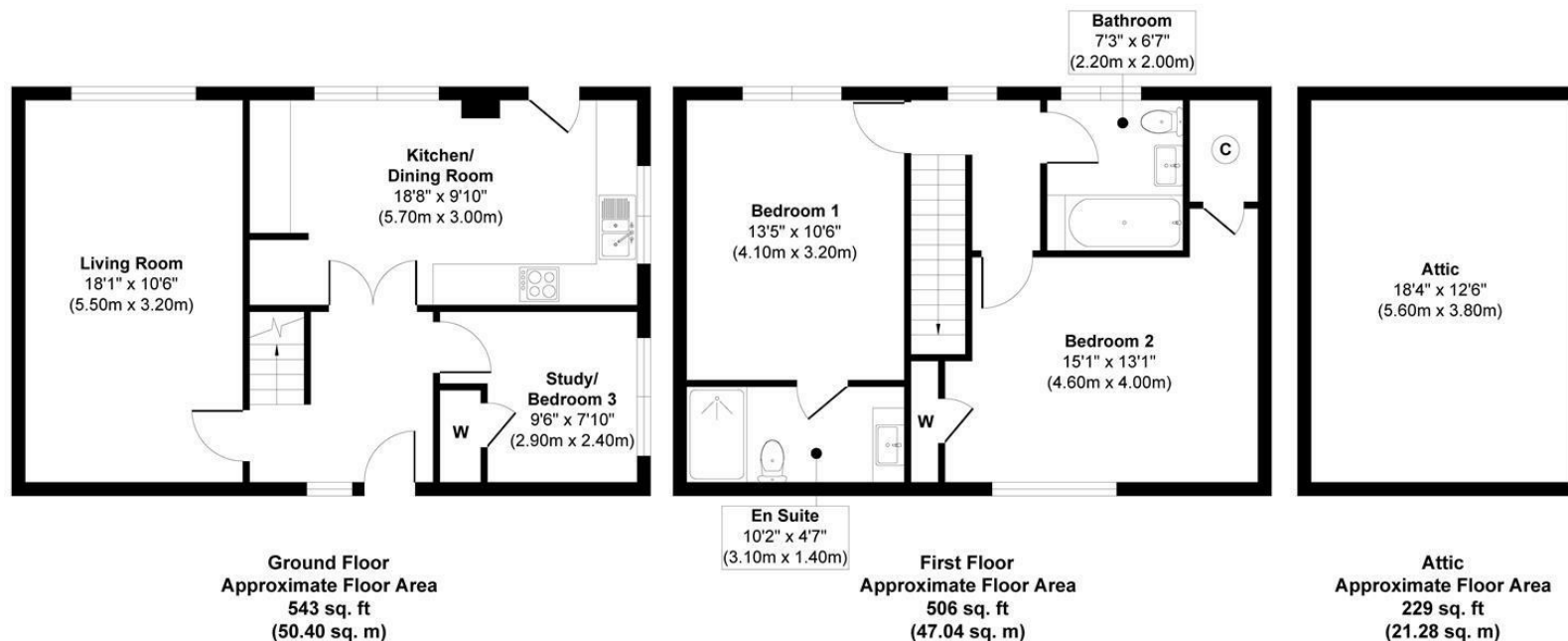








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Approx. Gross Internal Floor Area 1278 sq. ft / 118.72 sq. m

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SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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PROTECTED

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.