



**Morgans**

PROPERTY

13 Knowehead Road, Crossford, KY12 8QF

Offers In The Region £365,000











£10K UNDER HOME REPORT VALUATION. We are delighted to be marketing this substantial executive family home situated on an enviable plot within the popular west Fife village of Crossford with all local amenities and schooling within a short walk away. This particular property has been extended offering flexible accommodation throughout. It has excellent outdoor space with generous gardens providing excellent entertaining space. The accommodation has excellent storage throughout and briefly comprises hallway, downstairs w.c, dining room, lounge and fifth bedroom or study, dining kitchen, utility and fabulous garden room on the ground floor. On the upper level there are four further bedrooms with master dressing room and en-suite, family bathroom. Access to attic. The monobloc driveway gives access for several vehicles leading to single garage with ample on street parking. The subjects are double glazed with gas central heating.







## 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, prestigious Golf Club, Four Star Hotel and Leisure Club together with local shop, chemist 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. Crossford is located only five miles from the Forth Road Bridge 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, curtains, 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.





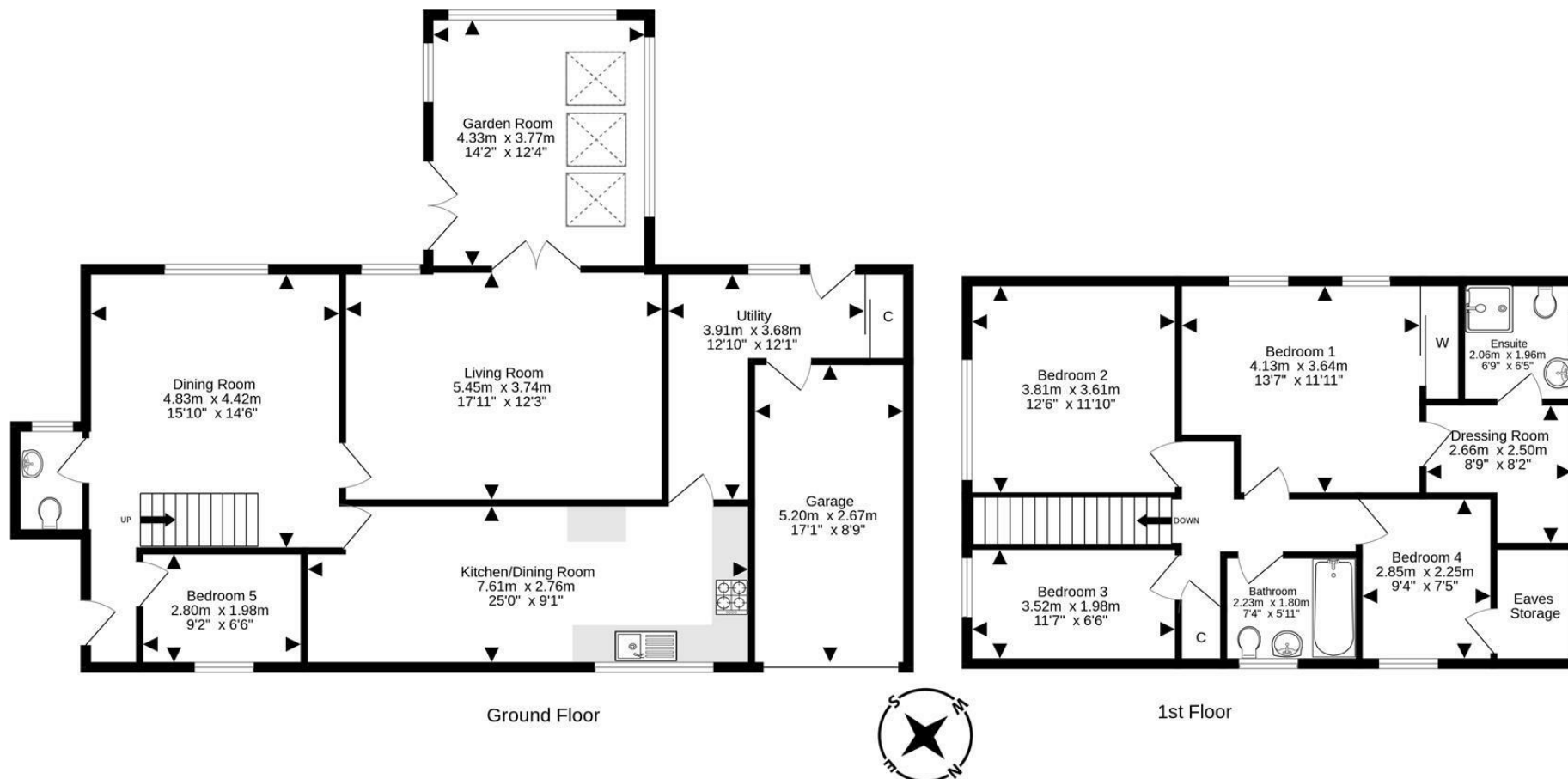












For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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AGENTS NOTE These particulars do not form part of any contract 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.