21A Waggon Road
Crossford, KY12 8NP

Offers Over £265,000
DESCRIPTION
We are pleased to bring to the market the opportunity to acquire this generous individually designed detached bungalow with excellent family accommodation throughout and potential to develop the upper rooms. The property was built in 1972 and briefly comprises entrance hall, w.c, lounge/dining area, breakfasting kitchen and three double bedrooms with good storage on the lower level and four piece bathroom. There is a further large public room or fourth bedroom on the first floor, storage and good sized attic with development potential. Well maintained, attractive and mature gardens to the front, to side and rear providing a child and pet safe environment. Driveway for several vehicles leading to detached garage with utility/workshop. A large garden shed/workshop. The property is double glazed with gas central heating. Essential Viewing.

- Ent Hall Storage W.C
- Lounge Diner
- Breakfasting Kitchen
- 4 Bedrooms
- 4 Piece Bathroom
- GCH DG Garage Drive
- Gardens
- EPC RATING D
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 shops, pharmacy and post office for day-to-day necessities. There is also a regular and reliable bus service into Dunfermline and through to Glasgow where a wider range of shopping, leisure and social facilities can be found. Dunfermline 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.

MEASUREMENTS
LOUNGE - 20'4 X 11'10
DINING ROOM - 12'2 X 9'10
KITCHEN - 12'2 X 9'10
WC - 6'7 X 3'3
BEDROOM 1 - 13'1 X 9'10
BEDROOM 2 - 13'5 X 9'10
BEDROOM 3 - 9'10 X 9'10
BATHROOM - 9'10 X 7'10
ATTIC - 14'1 X 10'6
GARAGE - 17'5 X 10'2

EXTRAS INC. IN SALE
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and vintage garden/fruit shed.

VIEWINGS
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS
From Dunfermline head west on the A907 going over the Glen Bridge towards Pittencriffe Park at the set of traffic lights continue for approximately 2 miles on entering the village of Crossford proceed along Main Street and at the traffic lights take the first left into Waggon Road where the property is situated on the left hand side set back off the road as sign posted.

MORGANS PROPERTY PACKAGE
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.
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.