



Morgans

PROPERTY

Rosedale Backmuir Of Pitfirrane, Lundin Road, Crossford, KY12 8QR

Offers Over £460,000





Development Opportunity



Detached Bungalow with 7 acres



Ent Vestibule and Hallway



EPC Rating -



Lounge



Dining Kitchen



Four Bedrooms



Council Tax Band -





Welcome

DESCRIPTION

Excellent development opportunity. Rarely available in today's market is this detached bungalow with approx. 7.2 acres of land with four stables, derelict outbuildings and subject to the necessary planning permissions provide an ideal opportunity for all discerning developers. The existing detached bungalow occupies an enviable plot on the outskirts of Dunfermline with uninterrupted views over countryside, a truly beautiful location for any buyer. The bungalow itself briefly comprises entrance vestibule and hall, storage, lounge, dining kitchen, four bedrooms, family bathroom and separate WC. The property is double glazed with gas central heating. The garden and grounds are extensive, mature and well stocked. There are various derelict outbuildings. The driveway gives access for many vehicles.





EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings. 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.







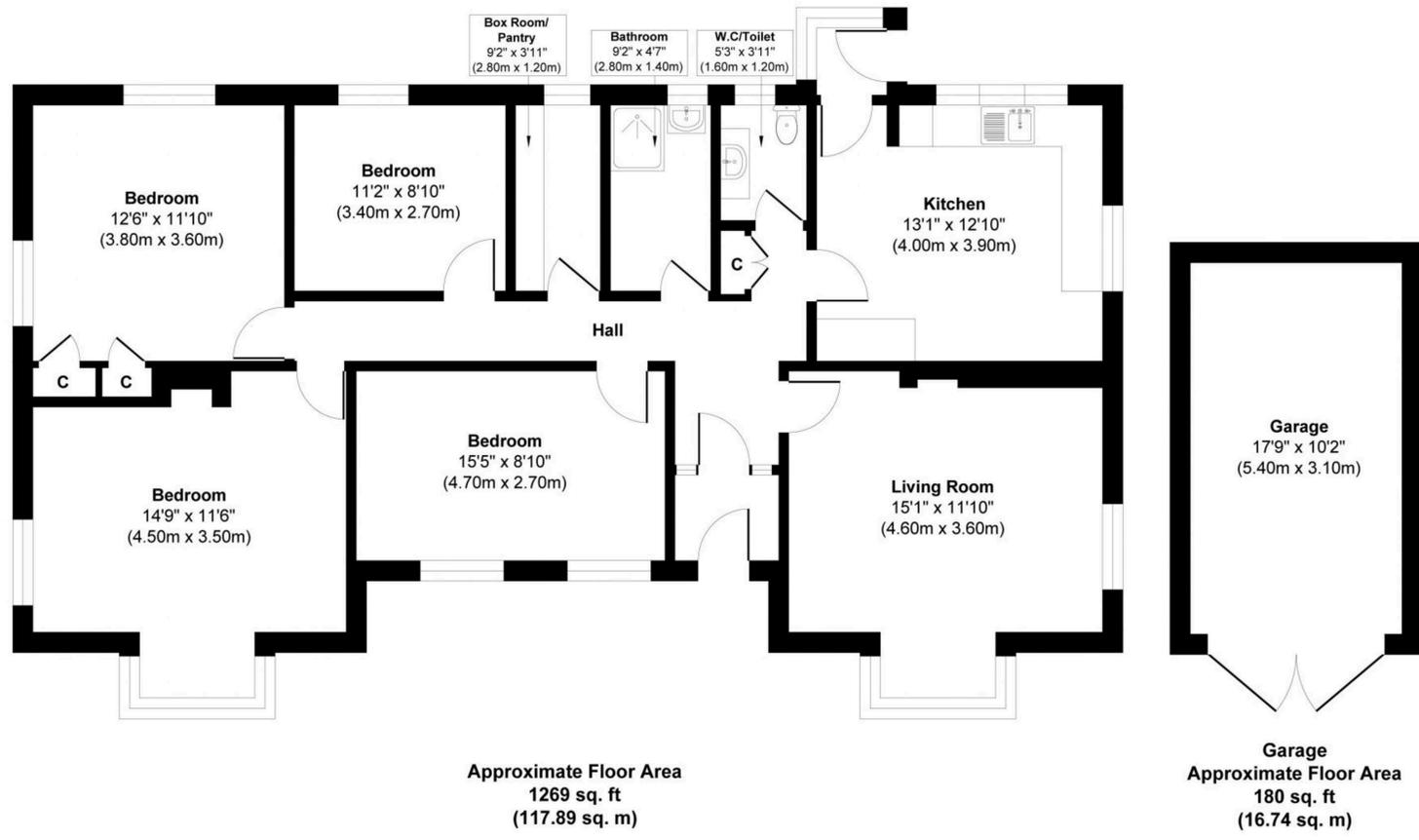


Crossford

This property sits within a semi rural location on the edge of the ancient capital of Dunfermline that won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services

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.



Approx. Gross Internal Floor Area 1449 sq. ft / 134.63 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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