



Morgans

PROPERTY

2 Lyne Grove, Crossford, KY12 8YB

Offers Over £460,000







Entrance Hall & W.C Storage



Breakfasting Kitchen & Utility Room



Sitting Room & Dining Room



Four Double Bedrooms



Family Room & Lounge



Master En-suite & Family Bathroom



EPC Rating



Council Tax Band





# Welcome

## DESCRIPTION

We are delighted to bring to the market this exceptional executive detached villa situated in the ever popular West Fife village of Crossford. Nicely positioned within the estate in a quiet cul-de-sac is this family home offering substantial living accommodation which offers flexibility throughout. The subjects are nicely presented and briefly comprise entrance hall, w.c facilities, excellent storage, sitting room with feature living flame gas fire, dining room, further family room, breakfasting kitchen, lounge/snug and utility room. On the upper level there are four double bedrooms all with fitted wardrobes and master en-suite with family bathroom. Access to attic. The garden and grounds are well maintained with patio and seating areas offering an idyllic haven all year round. They are fully enclosed providing a child and pet safe environment with double monobloc driveway leading to double garages. There is ample parking and visitors parking. This lovely home is double glazed with gas central heating throughout.





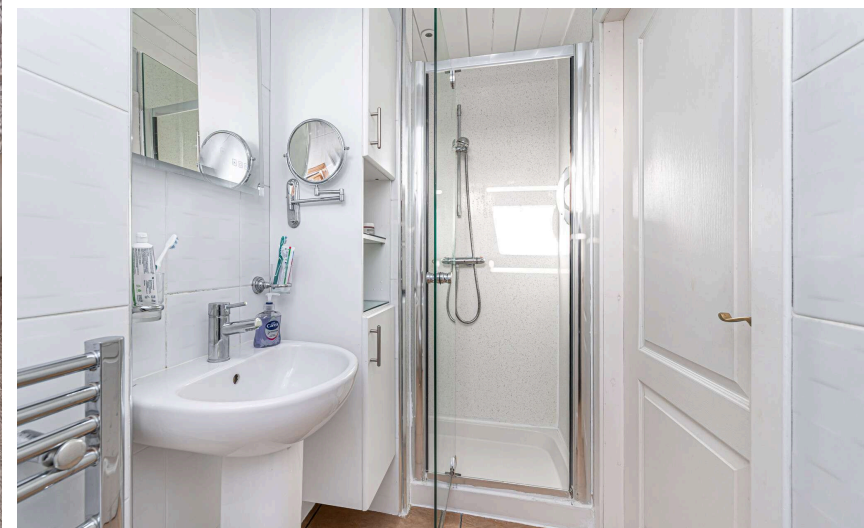


### **EXTRAS INC. IN SALE/AGENTS NOTE**

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.













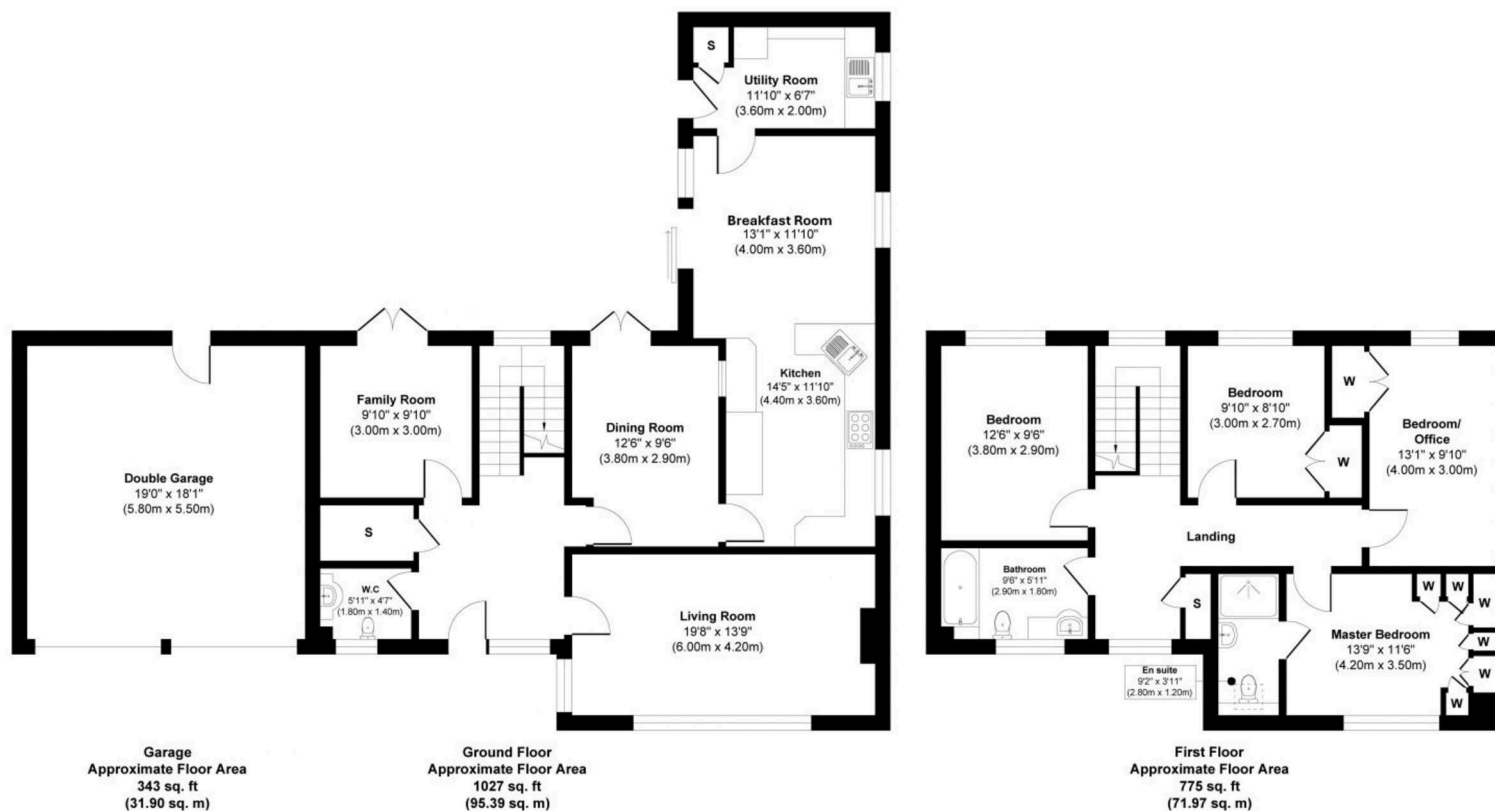
## Crossford

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. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



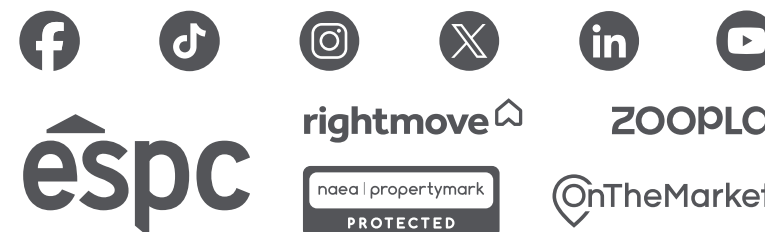


### Approx. Gross Internal Floor Area 2145 sq. ft / 199.26 sq. m (Including Garage)

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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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.