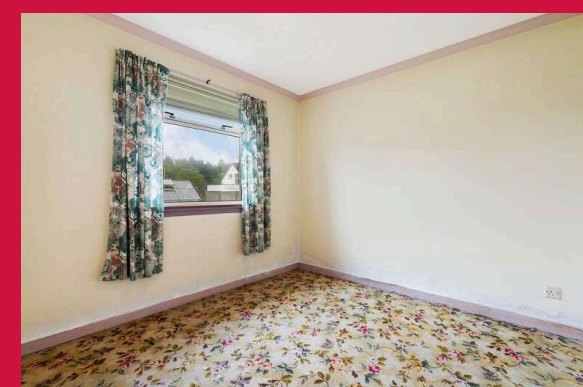


ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

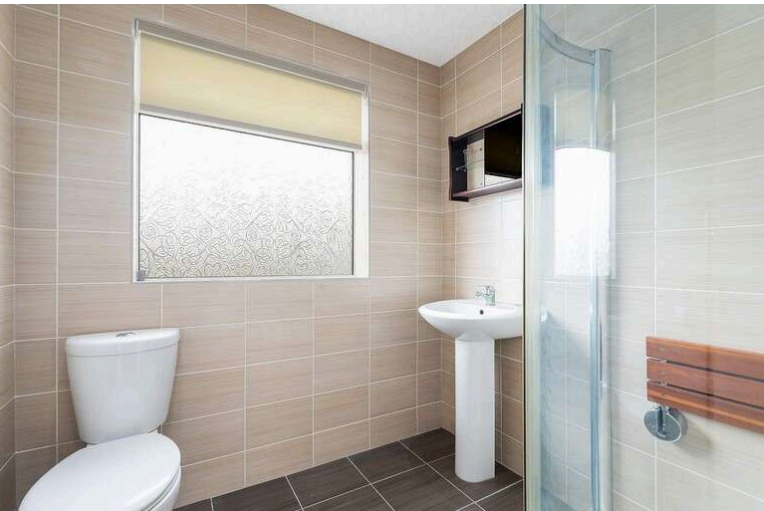


37 Dean Drive, Crossford, KY12 8PF
Offers Over £199,000



Well proportioned detached bungalow situated on a generously proportioned corner plot in popular village location close to primary school.

Entrance vestibule, Hall, Lounge, Dining room/Bedroom 3, Kitchen, 2 Double Bedrooms, Shower room. Double glazing. Gas central heating. Requires modernisation and upgrading. Superb potential. Flexible accommodation. EPC - E



LOCATION

The property is located in the popular and much sought-after village of Crossford which is approximately two miles 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 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 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. From Crossford there is an Express bus service direct to Glasgow.

PROPERTY

- Entrance Vestibule
- Hall
- Lounge
- Kitchen
- Dining room/Bedroom 3
- 2 Double bedrooms with wardrobes
- Shower (new)
- Requires modernisation and upgrading
- Double glazing / Gas central heating
- Large plot with gardens to front, side and rear
- Garage / Driveway
- Superb potential for extending

ACCOMMODATION

Entrance Vestibule

With door to hall. Meter cupboard.

Hall

With doors to lounge, 2 bedrooms and bathroom. Access to the loft.

Lounge 4.9 m x 4.0 m / 16'1" x 13'1"

A well proportioned lounge. Door to kitchen.

Dining Room/Bedroom 3 3.60 m x 3.00 m / 11'10" x 9'10"

This is a very flexible room, which could be used as a dining room or a bedroom. Serving hatch to kitchen. French doors to garden. Rear.

Kitchen 3.20 m x 2.90 m / 10'6" x 9'6"

This is a good sized kitchen. Storage cupboard. Door to garden.

Bedroom 1 3.70 m x 3.70 m / 12'2" x 12'2"

This double bedroom has a double built in wardrobe. Front.

Bedroom 2 3.70 m x 3.10 m / 12'2" x 10'2"

Another good sized double bedroom, also has a double built in wardrobe. Rear.

Shower Room 2.00 m x 1.80 m / 6'7" x 5'11"

The shower room has been recently upgraded and boasts attractive tiling to floor and walls. Rear.

Gardens

This property is situated on a large plot with neatly presented gardens to the front, side and rear of the property.

GARAGE/DRIVEWAY

There is a single garage accessed via a concrete driveway.

HEATING

There is gas central heating based on the back boiler associated with the gas fire in the lounge.

GLAZING

The property is double glazed.

EXTRAS

All the fitted carpets and blinds are included in the sale.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

NOTE As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers - *** Sold as Seen No Warranties/Guarantees Given***



VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Alan Dear at Ross & Connel on 01383 721156

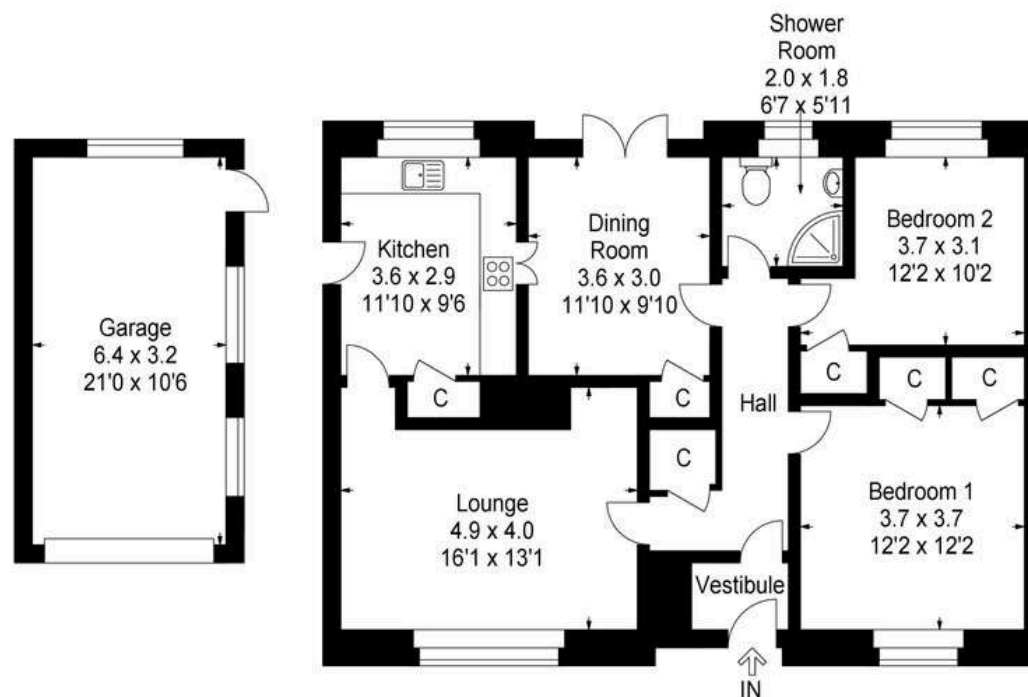
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,
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Dunfermline, KY12 7JH
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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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