

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



20 Mochrum Drive, Dunfermline, KY12 8YH
Offers Over £194,000



Well maintained and neatly presented semi detached villa attractively located within the ever popular residential area of Crossford and enjoying a superb open outlook to the rear over neighbouring farmland. Entrance hall, Lounge, Dining room, Fitted kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Lovely gardens to the front and rear. Driveway. Excellent family home. Popular property type. EPC - C. Council Tax - D. Freehold.

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, The Keavil Four Star Hotel and Leisure Club, The Adamson Hotel and Restaurant, together with local shop, 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.

PROPERTY - SEMI DETACHED VILLA

- Hall
- Lounge
- Dining room
- Modern kitchen
- 3 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Excellent family home
- Superb open outlook to rear
- Good storage accommodation
- Sought after residential area

ACCOMMODATION

Hall

A replacement front door leads to the property. Door to lounge. Stairs to upper level.

Lounge 4.04 m x 3.90 m / 13'3" x 12'10"

This lovely well proportioned lounge features a modern fireplace with electric fire. Archway to dining room. Understairs storage cupboard. Front.

Dining Room 3.46 m x 2.53 m / 11'4" x 8'4"

Another attractive public room. Patio doors to garden. Door to kitchen. Rear

Kitchen 3.44 m x 2.15 m / 11'3" x 7'1"

This is a bright, modern kitchen with ample wall and floor storage units. Door to garden. Side and rear.

Landing

With doors to 3 bedrooms and shower room. Storage cupboard. Access to loft.

Bedroom 1 3.91 m x 2.93 m / 12'10" x 9'7"

A good sized double bedroom enjoying the benefit of a double built in wardrobe with sliding doors. Front

Bedroom 2 2.92 m x 2.83 m / 9'7" x 9'3"

The second double bedroom is also of good proportions and benefits from a double built in wardrobe. Rear.

Bedroom 3 2.88 m x 2.16 m / 9'5" x 7'1"

This bedroom has a built in storage cupboard. Front

Shower Room 1.79 m x 1.77 m / 5'10" x 5'10"

This attractive shower room has recently been refitted with a modern white suite. Rear.

Gardens

There are lovely, well maintained areas of garden ground to the front and rear. The front garden is well established whilst the larger garden to the rear comprises a monoblock patio area, an area of shaped lawn, a decked area and borders for general planting. The rear garden is fully enclosed by fencing and walling offering a pet and child safe environment. The garden enjoys the views to the rear over the neighbouring farmland.

DRIVEWAY

There is a driveway to the front of the property offering parking for 2 cars.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

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













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 Lee-Anne Smith at Ross & Connel on 01383 721156

HOME REPORT

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

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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.

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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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