



**Stevenson Marshall**  
Property & Law

11 Lundin Road  
Crossford, KY12 8PW

Offers over £250,000

## 11 Lunding Road, Crossford

Rarely available, a traditional semi-detached villa dating back to around 1930, in large corner plot with potential to extend to side and rear (subject to planning).

The flexible internal layout includes a reception hallway, lounge (with original fireplace and solid fuel fire), kitchen, porch, dining room/downstairs bedroom (with parquet flooring), WC/cloaks, upper landing, two double bedrooms, study/nursery and bathroom.

There is gas central heating installed, original windows and secondary glazing, period features, pleasant outlooks with excellent storage throughout. The floored loft has a pull-down Ramsay ladder, power and light.







## Accommodation and room sizes

Lounge

5.16m x 4.20m (16'11 x 13'10)

Kitchen

3.46m x 3.03m (11'4 x 10'0)

Porch

1.93m x 1.69m (6'4 x 5'6)

Dining room/bedroom

4.19m x 3.47m (13'9 x 11'5)

WC/cloaks

Upper landing

Bedroom 1

4.97m x 4.71m (16'4 x 15'6)

Bedroom 2

4.24m x 3.61m (13'11 x 11'10)

Study

2.13m x 2.01m (7'0 x 6'7)

Bathroom

2.84m x 2.19m (9'4 x 7'2)



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The generous mature garden grounds feature a host of flower beds, shrubs, trees, timber garden shed, outbuilding, drying facilities and small stream. There is a west facing aspect to rear and maximum privacy. A driveway and garage to side provide ample off-street parking for several vehicles.

Lundin Road is located in the heart of the village, close to good local amenities. This almost exclusively residential village is found only one mile due west of Dunfermline City Centre. It has an excellent reputation with purchasers of all age groups and offers hotels, private Leisure Centre (with swimming pool), well reputed primary school (with nursery facilities), local shopping and golf course. Regular bus services operate close by connecting Crossford to Dunfermline, Edinburgh, Stirling and Glasgow. For commuters there is easy access to a fast network of roads and Dunfermline Railway Station is approximately two miles away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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