



Stevenson Marshall
Property & Law

Juniper Cottage
23 Waggon Road, Crossford, KY12 8NP

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Immaculate throughout, a traditional detached cottage with flexible layout and neat garden grounds to front and rear.

There is an excellent internal layout which includes an entrance vestibule, lounge, dining kitchen, inner hallway, two double bedrooms and bathroom.

Gas central heating and modern double glazed windows are installed, together with quality carpets, fresh décor, a flexible layout and good storage.

Lounge 5.26m x 4.36m (17'3 x 14'4)
Dining kitchen 4.55m x 4.17m (14'11 x 13'8)
Inner hallway
Bedroom 1 4.04m x 3.94m (13'3 x 12'11)
Bedroom 2 3.55m x 3.04m (11'8 x 10'0)
Bathroom 2.16m x 1.96m (7'1 x 6'5)

The property benefits from neat garden grounds which are mainly paved for ease of maintenance. There are mature trees, shrubs, flower beds, generous patio, chipped areas, drying facilities and timber garden shed. There is ample off street parking to front.

Crossford is an almost exclusively residential village is found only two miles 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 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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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