



Stevenson Marshall
Property & Law

7 Cairneyhill Road
Crossford, KY12 8NZ

Offers in the region of £395,000

7 Cairneyhill Road, Crossford

A most impressive detached villa with generous garden ground, pleasant outlooks and excellent off-street parking.

The flexible internal layout includes an entrance vestibule, reception hallway, formal lounge, luxury breakfasting kitchen, open plan family area (with French doors and feature skylight), downstairs bedroom, dining room, shower room, utility room, upper landing, four good sized bedrooms, master en-suite and family bathroom.

Gas central heating is installed with double glazed windows, luxury deep pile carpets, hardwood doors, contemporary wall mounted lounge fire, quality fixtures, tasteful decor and excellent storage throughout.





Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge 5.95m x 3.53m (19'6 x 11'7)

B'fast kit/fam rm 7.22m x 4.55m (23'8 x 14'11)

Utility room 1.95m x 1.59m (6'5 x 5'2)

Shower room 1.80m x 1.68m (5'11 x 5'6)

Dining room 2.92m x 2.92m (9'7 x 9'7)

Downstairs bedrm 2.80m x 3.25m (9'3 x 10'8)

Upper landing

Master bedrm 4.61m x 3.30m (15'1 x 10'10)

En-suite 1.96m x 1.82m (6'5 x 5'11)

Bedroom 2 5.87m x 4.47 (19'3 x 14'8)

Bedroom 3 3.81m x 2.48m (12'6 x 8'2)

Bedroom 4 3.04m x 2.43m (10'1 x 7'11)

Bathroom 2.34m x 4.75m (7'8 x 15'7)

To front, a large tarmac driveway and double garage provide ample off street parking for several vehicles.

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There are neat garden grounds which feature a host of mature trees, timber decking, patio area, maximum privacy and south facing aspect to rear.

Crossford is an almost exclusively residential village found only 1.5 miles due west of Dunfermline City Centre. It has an excellent reputation with purchasers of all age groups and offers hotels, golf course, private fitness centre, well reputed primary school (with nursery facilities) and local shopping. Regular bus services operate connecting with Dunfermline, Stirling and even Glasgow. For commuters Crossford allows easy access to a fast network of roads leading both west and to Edinburgh itself.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



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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