



**Stevenson Marshall**  
Property & Law

30a Lundin Road  
Crossford, KY12 8PN

Offers in the region £385,000

## 30 a Lindin Road, Crossford

A most impressive individually designed detached villa with beautiful landscaped garden ground (approx. 1/3 of an acre) with pleasant views, peaceful setting and double garage to front.

There is a flexible internal layout which includes, at ground floor level a large reception hallway (with feature extra wide staircase), full length lounge/dining area (with French doors), dining room (with French doors), luxury dining kitchen (with slow closing units and integrated appliances) and WC/cloaks. The attractive mezzanine level boasts a bright and spacious public room and the large upper floor landing provides access to master bedroom (with Juliette balcony and four piece en-suite shower room), three further double bedrooms and four piece bathroom.

Gas central heating and modern double glazed windows are installed with fresh decor, excellent storage (including fitted wardrobes to all bedrooms), quality fixtures and hardwood finishing throughout.







## Accommodation and room sizes

Entrance vestibule 1.67m x 1.60m (5'6 x 5'3)

Reception hallway 5.94m x 2.79m (19'6 x 9'2)

Lounge 7.19m x 4.14m (23'7 x 13'7)

Dining kitchen 7.20m x 4.54m (23'7 x 14'11)

Dining room 3.60m x 3.37m (11'10 x 11'1)

WC/cloaks 2.33m x 1.26m (10'11 x 4'2)

Mezzanine level

Lounge 5.36m x 4.45m (17'7 x 14'7)

Upper floor

Master bedroom 5.13m x 3.82m (16'10 x 12'6)

E-suite 3.38m x 2.13m (11'1 x 7'0)

Bedroom 2 3.75m x 3.20m (12'4 x 10'6)

Bedroom 3 3.45m x 2.98m (11'4 x 9'9)

Bedroom 4 3.02m x 2.99m (9'11 x 9'9)

Bathroom 2.30m x 2.34m (7'7 x 7'8)

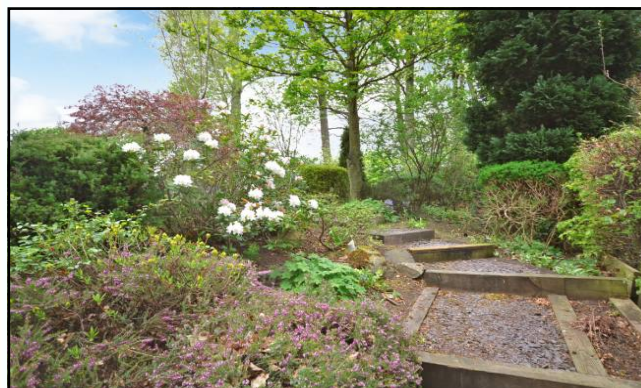
Lundin Road forms part of this most desirable village, conveniently located close to good local amenities. This almost exclusively residential village is found only 1 mile due west of Dunfermline City Centre. It has an excellent reputation with purchasers of all age groups and offers hotels, private Fitness Centre, well reputed primary school (with nursery facilities), local shopping and Golf Course (both Glen Eagles and St Andrews Golf Course are less than 1 hour away by car). 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.



## 30a Lindin Road, Crossford

Enjoying maximum sun exposure and privacy, the truly stunning garden boasts a variety of flower beds, mature trees, well-manicured lawn, patio area, timber shed and lovely views over neighbouring farmland.

The large monobloc driveway and double garage to front provide ample off street parking for several vehicles. 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.

espc rightmove



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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