



Stevenson Marshall
Property & Law

1 Links Drive
Crossford, KY12 8QB

Offers in the region of £200,000

1 Links Drive, Crossford

Rarely available, a bright and spacious detached villa in highly sought after location with open outlooks to rear.

There is an excellent layout which includes an entrance porch, WC/cloaks, inner hallway, full length lounge, sun room, breakfasting kitchen, dining room/bedroom 3, upper landing, two further double bedrooms and four piece bathroom.

Gas central heating is installed with double glazed windows, good storage, flexible layout and superb southerly outlooks to rear.





Room sizes and accommodation

Entrance porch

WC/cloaks

Inner hallway

Full length lounge

5.66m x 3.15m (18'7 x 10'4)

Sun room

2.39m x 2.12m (7'10 x 6'11)

Breakfasting kitchen

5.94m x 3.28m (19'6 x 10'9)

Dining room/bedroom 3

4.10m x 3.43m (13'6 x 11'3)

Upper landing

Bedroom 1

5.95m x 2.97m (19'6 x 9'9)

Bedroom 2

3.12m x 3.60m (10'3 x 11'10)

Four piece bathroom

2.42m x 2.20m (7'11 x 7'3)

1 Links Drive, Crossford

The most impressive mature garden ground enjoys maximum privacy, a host of flower beds, shrubs, trees and a well manicured lawn. A tarmac driveway and garage to side provide ample parking for several vehicles.

Links Drive is a small cul-de-sac setting located off Douglas Drive, close to good local amenities and primary school. 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. Regular bus services operate close by connecting Crossford to Dunfermline, Stirling and Glasgow. For commuters there is easy access to a fast network of roads and Dunfermline Railway Station is approximately 2 miles away.

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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk