



21 Douglas Drive
Crossford, KY12 8PZ

Offers in the region of £120,000

21 Douglas Drive, Crossford

Quietly situated in a small cul-de-sac setting, a semi-detached villa with attractive south facing garden and ample off street parking.

There is a good internal layout which includes a reception hallway, full length lounge/dining room, kitchen, bathroom, upper landing, two double bedrooms and box room.

Gas central heating is installed with double glazed windows throughout, good storage and a flexible layout.

Entrance hallway
Lounge/dining 7.65m x 3.49m (25'1 x 11'6)
Kitchen 3.19m x 2.80m (10'6 x 9'3)
Bathroom 2.51m x 2.09m (8'3 x 6'11)
Upper landing
Bedroom 1 3.22m x 2.89m (10'6 x 9'5)
Bedroom 2 3.89m x 3.16m (12'9 x 10'4)
Box room 2.23m x 2.02m (7'4 x 6'7)

The generous garden boasts a variety of trees, shrubs and drying facilities. A driveway and garage provide ample off-street parking for several vehicles.

Douglas Drive forms part of this most desirable village, conveniently located 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 Fitness Centre, well reputed primary school/nursery (only 500 yards away), local shopping and Golf Course (both Gleneagles 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.

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.

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

www.stevenson-marshall.co.uk