



**Stevenson Marshall**  
Property & Law

15 Main Street  
Crossford, KY12 8NJ

Offers in the region of £175,000

## 15 Main Street, Crossford

A traditional end terraced cottage located within the heart of the highly sought after village of Crossford.

There is an excellent internal layout which includes an entrance porch, reception hallway, lounge, dining kitchen, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, good storage, flexible layout and potential to extend to side and rear (subject to planning).





## Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge

4.46m x 3.37m (14'7 x 11'1)

Dining kitchen

3.62m x 3.64m (11'11 x 11'12)

Bedroom 1

3.56m x 2.90m (11'8 x 9'7)

Bedroom 2

4.87m x 3.52m (16'0 x 11'6)

Bedroom 3

3.53m x 3.17m (11'7 x 10'4)

Bathroom

3.12m x 1.54m (10'3 x 5'2)



## 15 Main Street, Crossford

The large driveway and garage provide ample of street parking for several vehicles and the property enjoys an attractive walled south facing garden, which features fruit trees, shrubs, lawn and drying facilities.

15 Main Street is 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. 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.



## 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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