



**Stevenson Marshall**  
Property & Law

8B Cairneyhill Road  
Crossford, KY12 8NZ

Offers in the region of £190,000

## *83 Cairneyhill Road, Crossford*

A modern detached bungalow with generous extension to side, garage to rear and excellent scope for attic conversion.

The property boasts spacious accommodation which includes a reception hallway, lounge, dining room, breakfasting kitchen, two double bedrooms, large master ensuite shower room and bathroom.

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





## Room sizes and accommodation

Entrance hallway

Lounge

4.98m x 4.19m (16'4 x 13'9)

Dining room

3.80m x 3.00m (12'6 x 9'10)

Kitchen

3.70m x 2.60m (12'2 x 8'7)

Bedroom 1

3.76m x 3.75m (12'4 x 12'4)

En-suite

3.24m x 2.28m (10'8 x 7'6)

Bedroom 2

3.74m x 3.43m (12'4 x 11'4)

Bathroom

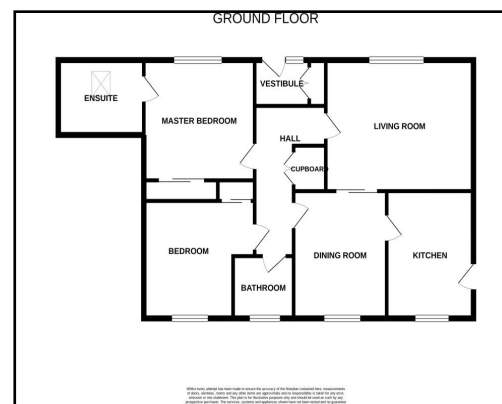
2.24m x 2.09m (7'4 x 6'10)

## 8B Cairneyhill Road, Crossford, KY12 8NZ

The generous garden grounds are mainly laid to lawn with drying facilities, greenhouse and sunny patio area. A garage and driveway to rear provide ample off street parking for several vehicles.

8B Cairneyhill Road is located in the heart of this most desirable village, 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 (opposite). 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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