



Stevenson Marshall
Property & Law

12 Ramsey Crescent
Crossgates, KY4 8FF

Offers in the region of £260,000

12 Ramsey Crescent, Crossgates

A beautifully presented modern detached villa set within peaceful location overlooking neighbouring farmland to rear.

The property boasts an excellent layout, which includes a reception hallway, lounge, dining kitchen/family area, utility room, WC/cloaks, upper landing, four bedrooms, 2 en suites and family bathroom.

Gas central heating is installed with double glazed windows, tasteful décor, quality fixtures and finishing and good storage throughout.





Room sizes and accommodation

Entrance hallway

Lounge: 4.33m x 3.85m (14'3 x 12'8)

Dining kitchen: 6.18m x 4.63m (20'4 x 15'2)

Utility room: 2.63m x 1.83m (8'8 x 6'0)

WC/cloaks: 1.91m x 1.57m (6'3 x 5'2)

Upper landing

Bedroom 1: 4.83m x 3.67m (15'10 x 12'1)

En-suite: 2.09m x 1.46m (6'10 x 4'10)

Bedroom 2: 3.38m x 2.92m (11'1 x 9'7)

En-suite: 2.09m x 1.46m (6'10 x 4'10)

Bedroom 3: 3.52m x 2.20m (11'6 x 7'3)

Bedroom 4: 3.25m x 2.27m (10'8 x 7'5)

Bathroom: 3.57m x 1.78m (11'10 x 5'10)

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The property benefits from neat garden ground to front and rear which are mainly laid to lawn with generous patio area, maximum privacy, drying facilities and pleasant open outlooks to rear overlooking neighbouring farmland. A garage and driveway to front provide ample off street parking for several vehicles.

Ramsey Crescent is a quiet location on the outskirts of Crossgates. Crossgates is conveniently situated for easy access to the M90 Motorway for travel both north and south. The village boasts an excellent local amenities, a post office, doctors surgery, library, regular bus service and retails parks close by. Dunfermline City Centre and a choice of 4 Railway Stations are approximately three 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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