



Stevenson Marshall
Property & Law

28 Lundin Road
Crossford, KY12 8PN

Offers in the region of £325,000

28 Lindin Road, Crossford

A most impressive period villa dating back to around 1930, with charming original features, panoramic southerly views and extensive mature garden ground.

There is a flexible internal layout which includes an entrance vestibule, reception hallway, formal lounge, dining room, study/bedroom, WC/cloaks, dining kitchen, upper landing, four bedrooms, shower room, bathroom and fixed staircase to large floored attic (scope for conversion). Electric heating is installed (there is no gas supply).

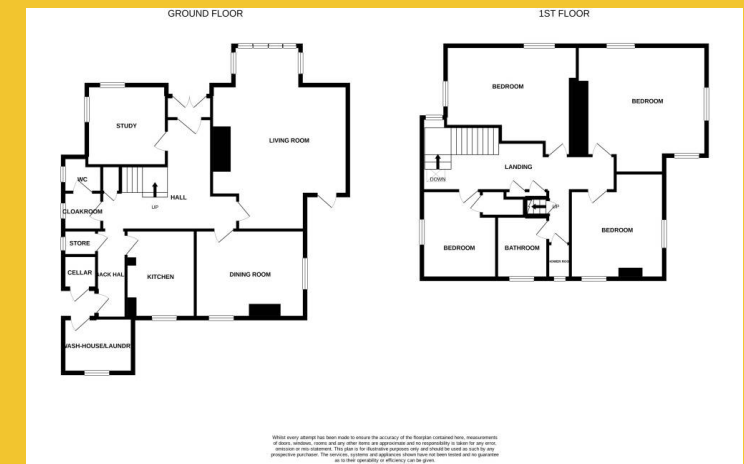
The property boasts many original features, such as French doors, 6 pane windows, working butler bell system, deep skirting, high ceilings, bedroom vanity sinks and traditional fire places throughout.





- Formal Lounge:
6.52m x 5.54m (21'4 x 18'2)
- Study
3.52m x 3.47m (11'6 x 11.4)
- Dining room
4.8m x 3.24m (13'4 x 10'7)
- WC/cloaks:
1.72m x 1.42m (5'7 x 4'8)
- Dining Kitchen & Pantry
2.81m x 3.71m (9'2 x 12'2)
- Upper landing
- Bedroom 1
4.61m x 5.69m (15'1 x 18'8)
- Bedroom 2
3.44m x 6.70m (11'3 x 21'11)
- Bedroom 3
4.14m x 4.82m (13'7 x 15'9)
- Bedroom 4
4 3.50m x 3.17m (11'5 x 10'4)
- Bathroom
2.57m x 2.48m (8'5 x 8'1)
- Shower room:
2.74m x 0.73m (5'8 x 2'4)

206 square metres approximately.

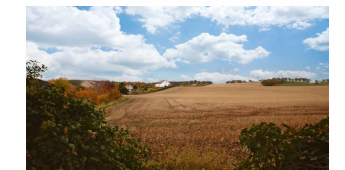
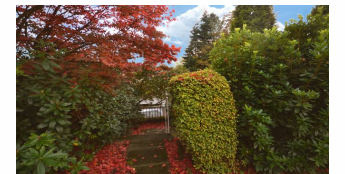


28 Lundin Road Crossford

Enjoying an elevated position, the mature gardens feature a host of flower beds, shrubs, large trees, well-manicured lawn, patio area, attractive tree lined pathways, external wash house (with twin Belfast sinks) and air raid shelter! As well as the superb southerly views to front, the property features pleasant views over surrounding countryside to rear. A double garage provides ample off street parking for several vehicles.

28 Lundin Road 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 Leisure Centre (with swimming pool), well reputed primary school (with nursery facilities), local shopping and Golf Course. Regular bus services operate close by connecting Crossford to Dunfermline, Edinburgh, 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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