



Stevenson Marshall
Property & Law

8 Miller Avenue
Crossford, KY12 8PY

Offers over £395,000

8 Miller Avenue, Crossford

A truly stunning and cleverly extended 1930's bungalow set within generous mature garden ground with pleasant outlooks to front and rear.

The flexible internal layout includes, an entrance vestibule, spacious hallway, formal lounge to front, feature open plan sitting room with dining area, luxury breakfasting kitchen (with French doors to garden), two downstairs bedrooms, modern shower room, upper landing, two further bedrooms and contemporary bathroom.

Gas central heating is installed with double glazed windows, excellent storage and many traditional features include stained glass windows, bow windows to front, original wall press, bedroom fireplace, ceiling coving and beautiful finished timber flooring throughout.





Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge

4.68m x 4.41m (15'5 x 14'6)

Sitting room to open plan dining area

7.80m x 4.48m (25'7 x 14'8)

Open plan breakfasting kitchen

5.97m x 3.05m (19'7 x 10'0)

Downstairs bedroom 1

4.20m x 3.90m (13'9 x 12'10)

Downstairs bedroom 2

4.84m x 3.82m (15'10 x 12'6)

Shower room

2.21m x 1.91m (7'3 x 6'3)

Upper landing

Upstairs bedroom 1

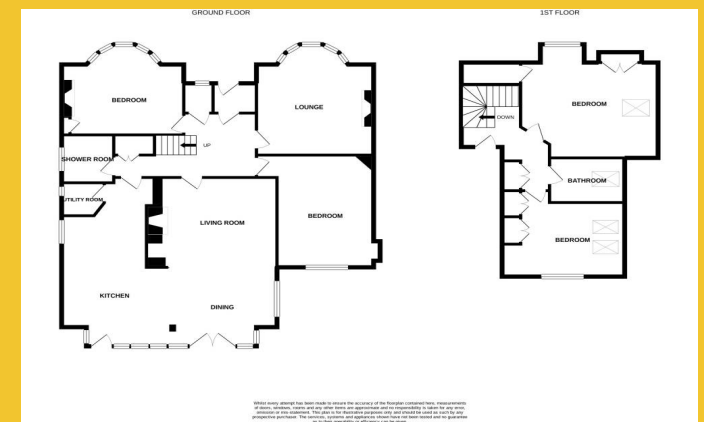
5.35m x 3.86m (17'7 x 12'8)

Upstairs bedroom 2

4.83m x 3.60m (15'10 x 11'10)

Bathroom

3.01m x 2.36m (9'11 x 7'9)



The most impressive peaceful garden grounds boast a host of mature trees, flower beds, shrubs, drying facilities and a well manicured lawn. There is a detached summer house to rear, generous patio area and private aspect. The garage and driveway to side provide ample off street parking for several vehicles.

Miller Avenue is a quiet setting close to good local amenities. This almost exclusively residential village is found only 1 miles 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.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



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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