



Stevenson Marshall
Property & Law

13 Craighbank
Crossford, KY12 8YE

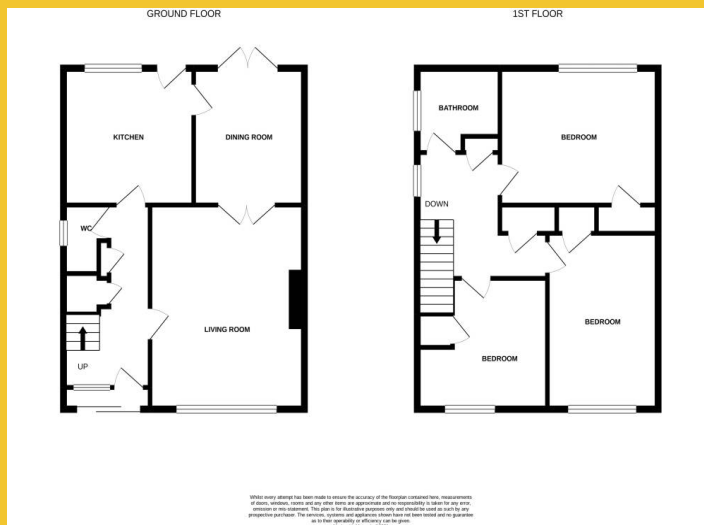
Offer over £229,950

13 Craigbank, Crossford

Rarely available, a modern detached villa with uninterrupted views over neighbouring farmland to rear.

The property boasts an excellent internal layout which includes a reception hallway, lounge, dining room, breakfasting kitchen, WC/cloaks, upper landing, three double bedrooms and bathroom.

Gas central heating is installed with modern double glazed windows and good storage throughout.





Room sizes and accommodation

Entrance hallway

Lounge :5.32m x 4.43m (17'6 x 14'6)

Dining room :3.38m x 3.12m (11'1 x 10'3)

B'fasting kitchen:- 3.46m x 3.45m (11'4 x 11'4)

WC/cloaks:- 1.58m x 1.31m (5'2 x 4'3)

Upper landing

Bedroom 1:- 4.32m x 3.25m (14'2 x 10'8)

Bedroom 2:- 4.41m x 3.27m (14'6 x 10'9)

Bedroom 3:- 3.63m x 3.20m (11'11 x 10'6)

Bathroom :-2.29m x 2.20m (7'6 x 7'2)



13 Craigbank, Crossford

The most impressive mature gardens enjoy a peaceful setting with wonderful open outlooks, numerous mature shrubs, trees, patio, drying facilities, well manicured lawn and a south facing aspect to rear. A driveway and garage provide ample off street parking.

Craigbank is a quiet cul-de-sac setting 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.

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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