



12 Kilburn Road  
Crossford, KY12 8PH

Offers over £155,000



Quietly situated, a spacious semi detached villa with good internal layout and large garden grounds.

Accommodation comprises: Entrance hallway, lounge, dining room, kitchen, conservatory, bathroom, upper landing and three bedrooms (bedroom 3 is a box bedroom).

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

Entrance hallway

Lounge 3.99m x 3.58m (13'1 x 11'9)

Dining room 3.94m x 2.56m (12'11 x 8'4)

Kitchen 2.85m x 2.80m (9'5 x 9'3)

Conservatory 2.95m x 2.54m (9'8 x 8'4)

Bathroom 2.12m x 1.95m (7'0 x 6'6)

Upper landing

Bedroom 1 3.41m x 2.57m (11'2 x 8'5)

Bedroom 2 3.62m x 2.91m (11'11 x 9'7)

Box bedroom 2.26m x 2.10m (7'5 x 6'11)

The generous garden boasts a variety of large trees, shrubs, flower beds, timber garden shed and drying facilities. A driveway and garage provide ample off street parking for several vehicles.

Kilburn Road forms part of this most desirable village, conveniently 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 fitness centre, well reputed primary school (with nursery facilities), local shopping and golf course (both Gleneagles and St Andrews Golf Course are less than 1 hour away by car). Regular bus services operate connecting with Dunfermline, Stirling and even Glasgow. For commuters Crossford allows easy access to a fast network of roads leading both west and to Edinburgh itself.

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.

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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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