



19 Craighbank  
Crossford, KY12 8YE

Offers over £220,000



A modern detached villa in peaceful cul de sac setting in sought after village near Dunfermline.

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

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

Lounge:- 5.32m x 4.43m (17'6 x 14'6)  
 Dining room:- 3.38m x 3.12m (11'1 x 10'3)  
 Breakfasting kitchen:- 3.46m x 3.45m (11'4 x 11'4)  
 Conservatory:- 2.82m x 2.78m (9'3 x 9'1)  
 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)  
 Shower room:- 2.29m x 2.20m (7'6 x 7'2)

The mature gardens enjoy maximum privacy, a neat lawn, patio area and a south facing aspect to rear. A driveway and garage provide ample off street parking for several vehicles.

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.



## 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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