



**Stevenson Marshall**  
Property & Law

15 Arkaig Drive  
Crossford, KY12 8YN

Offers over £135,000

## 15 Arkaig Drive, Crossford, KY12 8JN

A semi detached villa in quiet location close to excellent local amenities. The property requires general cosmetic work throughout.

There is a good layout, which includes an entrance vestibule, lounge (with feature open plan staircase), kitchen, upper landing, two double bedrooms and wet room.

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

Entrance porch  
Lounge:- 5.46m x 3.90m (17'11 x 12'9)  
Kitchen :-3.89m x 2.91m (12'9 x 9'7)  
Upper landing  
Bedroom 1 :-3.98m x 2.88m (13'1 x 9'5)  
Bedroom 2:- 3.99m x 2.76m (13'1 x 9'1)  
Wet room :-1.98m x 1.91m (6'6 x 6'3)

The mature garden ground is mainly laid to lawn with shrubs and trees. A driveway and garage to side provide ample off street parking for several vehicles.

Arkaig Drive is quietly situated in the popular village of Crossford, close to good local amenities and excellent transport links. This almost exclusively residential village is found only one mile due west of Dunfermline Town 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. Regular bus services operate close by connecting Crossford to Dunfermline, 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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