



Stevenson Marshall
Property & Law

6 Lundin Road
Crossford, KY12 8PJ

Offers over £190,000

6 Lindin Road, Crossford

A traditional detached bungalow with extensive garden ground and scope for sizeable extension (subject to planning). The property requires modernisation and cosmetic work throughout.

There is a good internal layout, which includes an entrance vestibule, reception hallway, lounge, dining kitchen, sun room (currently unsafe due to damaged floor), two double bedrooms and bathroom.

Gas central heating is installed with original sash and case windows, good storage, ceiling coving, stained glass windows and fireplaces in the lounge and main bedroom.

Lounge:- 4.64m x 4.40m (15'3 x 14'6)
Dining kitchen:- 5.95m x 3.27m (19'6 x 11'1)
Sun room:- 3.34m x 2.49m (10'11 x 8'2)
Bedroom 1:- 4.38m x 3.31m (14'4 x 10'10)
Bedroom 2:- 4.85m x 3.41m (15'10 x 11'2)
Bathroom :- 2.31m x 1.83m (7'7 x 6'0)

The property boasts large mature gardens which are mainly laid to lawn with maximum privacy to rear and a timber garden shed. There is planning permission for a rear extension. A driveway to front provides ample off street parking for several vehicles.

Lundin Road is located in the heart of the village, close to good local amenities. 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 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.

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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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