



Stevenson Marshall
Property & Law

12 Balnacraig
Crossford, KY12 8YA

Offers over £190,000

Rarely available, a modern two bedroom semi detached villa (originally three bedrooms), with attractive mature gardens and attractive outlooks.

Accommodation comprises:- Entrance hallway, lounge, dining room, kitchen, conservatory, upper landing, two bedrooms and shower room. Please note:-the original partition wall between bedroom one and two has been removed to create a large double bedroom, it could easily be reinstated to return the upper floor to its original layout of three bedrooms.

Gas central heating and double glazed windows are installed with excellent storage and flexible layout.

Entrance hallway
 Lounge:- 4.13m x 3.05m (13'6" x 10'0")
 Dining room:- 3.96m x 2.64m (13'0" x 8'8")
 Kitchen :-3.38m x 2.65m (11'1" x 8'8")
 Conservatory:- 3.35m x 2.86m (11'0" x 9'5")
 Bedroom 1:- 5.07m x 3.57m (16'8" x 11'9")
 Bedroom 2:- 3.58m x 3.38m (11'9" x 11'1")
 Shower room:- 2.30m x 2.01m (7'7" x 6'7")

The most impressive garden grounds feature a host of flower beds, shrubs, trees and peaceful setting. There is a timber garden shed, drying facilities and scope to extend (subject to planning). A driveway and garage to side provide ample off street parking for several vehicles.

Balnacraig is a small cul-de-sac 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 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 two 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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