



Stevenson Marshall
Property & Law

20 Dean Drive
Crossford, KY12 8PD

Offers over £480,000

20 Dean Drive, Crossford

Recently fully renovated to a high standard throughout, an extended detached villa with feature walk on balcony and attractive mature garden grounds.

The internal layout comprises – ground floor: entrance porch, reception hallway, WC/cloaks, study/bedroom 4, brand new contemporary kitchen with open plan dining area, spacious open plan family area, formal lounge, sun porch, rear vestibule, utility room. First floor: upper landing, walk on balcony, three double bedrooms, brand new luxury en-suite shower room and family bathroom.

Gas central heating and quality double glazed windows are installed. The property boasts many fine features, which include impressive timber flooring, deep pile luxury carpets, contemporary lighting, superb storage and a flexible internal layout. Worth highlighting is the walk on balcony to front and the top specification fixtures and fittings throughout.





Room sizes and accommodation

Entrance porch

Reception hallway

WC/cloaks

1.68m x 1.29m (5'6" x 4'2")

Study/bedroom 4

3.42m x 2.48m (11'2" x 8'2")

Dining area/kitchen

6.23m x 4.76m (20'4" x 15'6")

Open plan family area

6.68m x 2.83 (21'9" x 9'2")

Formal lounge

5.41m x 4.40m (17'9" x 14'5")

Sun porch

3.54m x 1.80m (11'8" x 5'11")

Rear vestibule

Utility room

2.38m x 2.16m (7'10" x 7'1")

Upper landing

Bedroom 1

4.51m x 4.38m (14'9" x 14'5") longest by widest

Bedroom 2

4.47m x 3.30m (14'8" x 10'10")

Bedroom 3

3.28m x 3.23m (10'9" x 10'7")

En-suite

4.40m x 2.51m (14'6" x 8'3")

Bathroom

2.49m x 1.95m (8'2" x 6'5")

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The property boasts mature garden grounds which feature a host of flower beds, shrubs, pathways, patio, chipped areas, timber garden shed and drying facilities. Two driveways (one double length) and an integral garage provide ample off street parking for several vehicles.

Dean Drive is located in the heart of the village, close to good local amenities. This almost exclusively residential village is located only one mile due west of Dunfermline City Centre. It is popular with purchasers of all age groups and offers hotels, a private leisure centre (with swimming pool), a well regarded primary school (with nursery facilities), local shopping and a prestigious golf club. Regular bus services operate close by, connecting Crossford to Dunfermline, Edinburgh, Stirling and Glasgow. For commuters there is easy access to a network of roads and Dunfermline City railway station is approximately two miles away.

Viewing: An appointment to view can be made by contacting the 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 and 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

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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