



Stevenson Marshall
Property & Law

23a Waggon Road
Crossford, KY12 8NP

Offers over £369,000

23A Waggon Road, Crossford

An extended modern detached bungalow situated in 'hideaway' setting, off Waggon Road, in the heart of this desirable village.

There is a flexible internal layout which includes an entrance vestibule, open plan split level dining room/lounge, split level kitchen/dining room, utility room, family room, inner hallway, four bedrooms, en-suite bathroom, en-suite shower room and family bathroom.

Gas central heating is installed with luxury carpets and hardwood flooring throughout. There is excellent storage, a flexible layout and pleasant garden outlooks.





Room sizes and accommodation

Entrance vestibule

Split level open plan dining room/lounge

7.94m x 5.54m (26'1 x 18'2)

Dining kitchen

5.94m x 4.07m (19'6 x 13'5)

Utility room

1.39m x 1.38m (4'7 x 4'6)

Family room

4.16m x 3.84m (13'7 x 12'7)

Inner hallway

Bedroom 1

4.87m x 4.32m (16'0 x 14'2)

Four piece en-suite

4.87m x 4.32m (15'11 x 14'2)

Bedroom 2

3.74m x 2.60m (12'3 x 8'7)

En-suite

2.49m x 1.99m (8'2 x 6'6)

Bedroom 3

3.80m x 2.98m (12'6 x 9'9)

Bedroom 4

3.41m x 2.34m (11'2 x 7'8)

Shower room

2.96m x 2.83m (9'8 x 9'3)

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The property boasts generous garden grounds which feature large decked areas, patio, shrubs, trees and drying facilities. A detached garage and gated monoblock driveway provides ample off street parking for several vehicles.

23a Waggon Road enjoys a 'hideaway' setting in the heart of this almost exclusively residential village, found only two miles 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 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 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

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