



Stevenson Marshall
Property & Law

25 Craigbank
Crossford, KY12 8YE

Offers over £240,000

25 Craigbank, Crossford

A modern detached villa in peaceful cul de sac setting within sought after village near Dunfermline.

The property boasts an excellent internal layout which includes porch, reception hallway, lounge, dining room, conservatory, breakfasting kitchen, WC/cloaks, upper landing, three bedrooms and shower room.

Gas central heating is installed with double glazed windows, security alarm, good storage throughout and pleasant outlooks to rear.

Lounge: 5.32m x 4.43m (17'6 x 14'6)
Dining room: 4.01m x 3.39m (13'1 x 11'2)
Breakfasting kitchen: 3.62m x 3.22m (11'8 x 10'5)
Conservatory: 2.82m x 2.78m (9'3 x 9'1)
WC/cloaks: 1.58m x 1.31m (5'2 x 4'3)
Upper landing
Bedroom 1: 4.56m x 3.55m (14'9 x 11'6)
Bedroom 2: 4.10m x 3.54m (13'4 x 11'6)
Bedroom 3: 3.86m x 3.73m (12'6 x 12'2)
Shower room: 2.29m x 2.20m (7'6 x 7'2)

The mature gardens enjoy maximum privacy, neat lawn, generous patio area, drying facilities and a south facing aspect to rear. A driveway and garage (with remote controlled door and new double glazed window) provide ample off street parking for several vehicles.

Craigbank is a quiet cul-de-sac setting 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 team 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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