

**Stevenson Marshall**  
Property & Law

**54 Main Street, Crossford, KY12 8NJ**

Offers Over £225,000

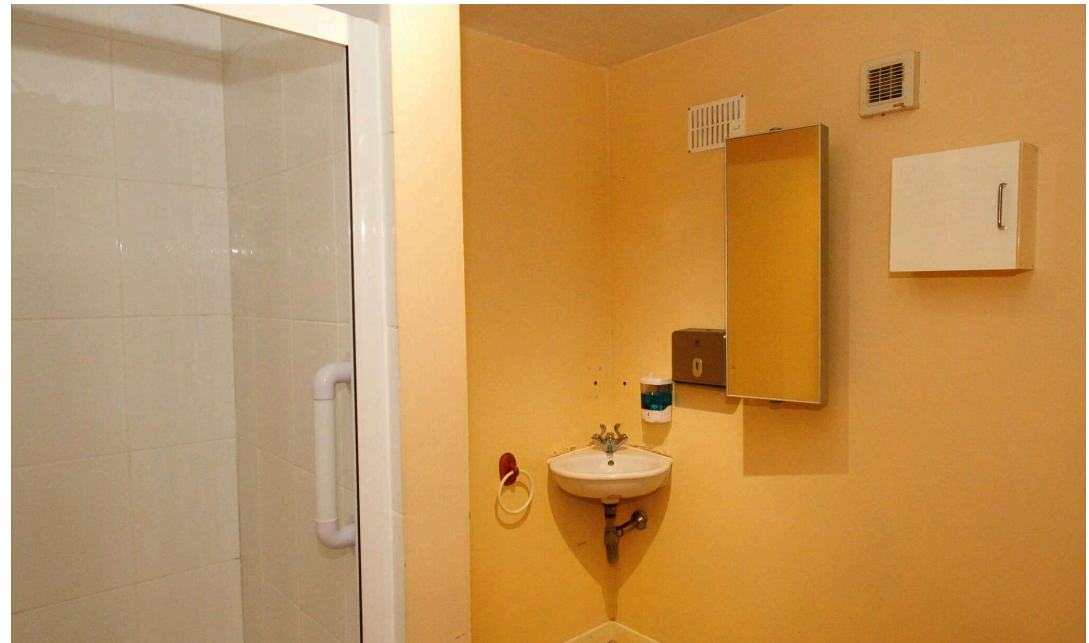
# A traditional detached bungalow in desirable village, located only a few miles west of Dunfermline City Centre.

Accommodation comprises:- entrance hallway, lounge, archway to public room (was originally bedroom 3), inner hallway, two bedrooms (with one en-suite shower room), bathroom, dining room, modern kitchen and utility room. EPC rating: D. Council tax band: E.



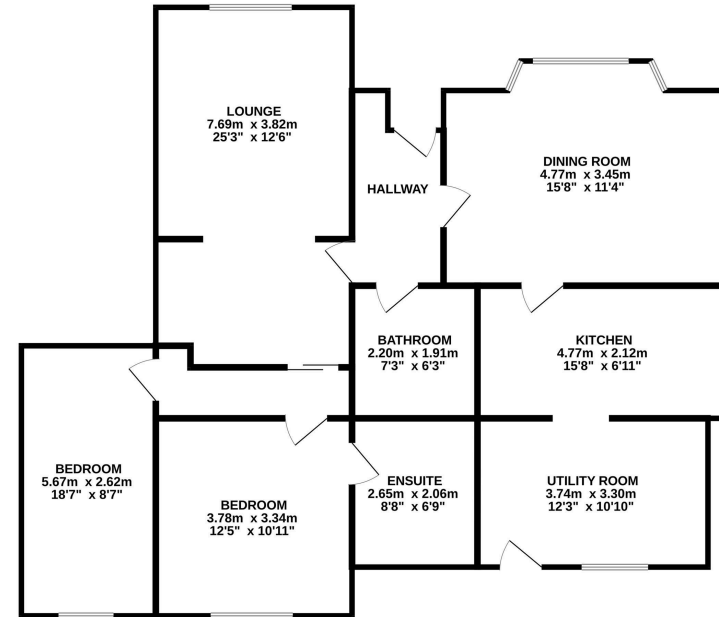


There is a flexible internal layout, gas central heating installed and double glazed windows. The property would benefit from general modernisation throughout and could easily be returned to its original three bedroom configuration. The extensive garden grounds stretch to approximately  $\frac{3}{4}$  of an acre, with generous decked area and walk on balcony to front and elevated plot to rear, offering fabulous southerly views (although views are restricted due to the grounds being fairly overgrown at present). There is a large driveway to front offering ample off street parking for several vehicles. Crossford is an 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, golf course, private fitness centre, well reputed primary school (with nursery facilities) and local shopping. Regular bus services operate, connecting Crossford with Dunfermline, Stirling and Glasgow.





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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An appointment to view can be made by contacting selling agents on 01383 721141.

[Contact us](#)

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