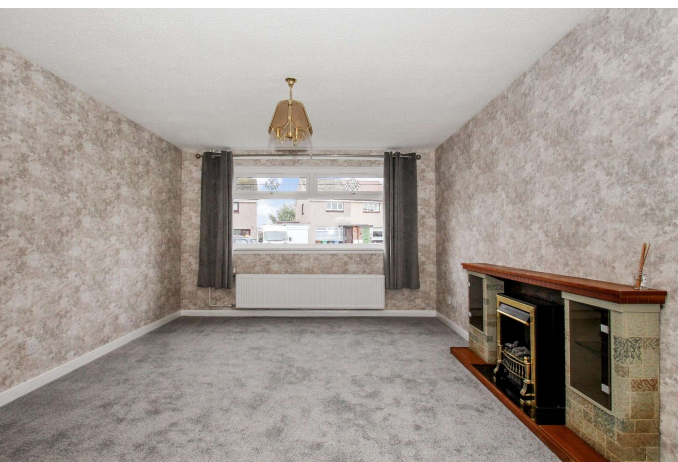




Stevenson Marshall
Property & Law

17 Rannoch Drive, Crossford, KY12 8XP

Offers Over £245,000

A bright and spacious detached villa in sought after location close to good local amenities.

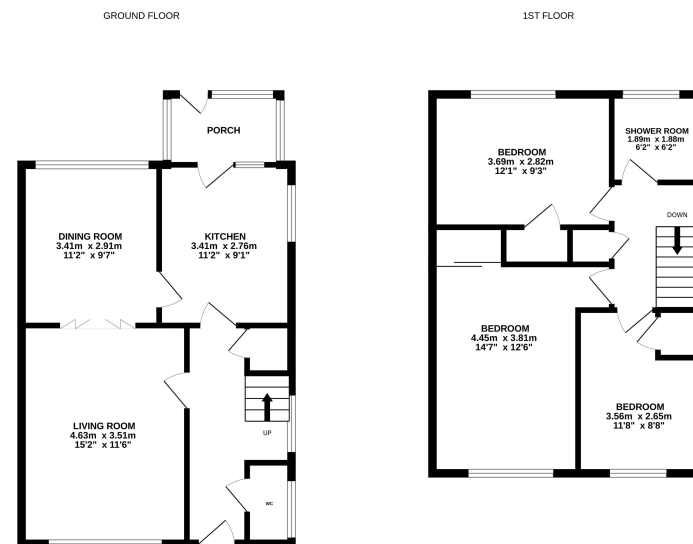
Accommodation comprises: entrance hallway, lounge, dining room, kitchen, rear porch, WC/ cloaks, upper landing, three bedrooms and shower room.

Gas central heating (new boiler installed May 2026) and double glazed windows are installed throughout and the property benefits from a good layout, key safe box and excellent storage. EPC rating: D. Council tax band: C.

There are neat garden grounds to front and rear which are mainly laid to lawn, with patio area and timber arbour. A driveway and garage provide ample off street parking for several vehicles. Rannoch Drive is located within the desirable village of Crossford. This almost exclusively

residential village is 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. For commuters Crossford allows easy access to a fast network of roads and Dunfermline Railway Station is approximately two miles away.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



When every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hectagix 02/05



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An appointment to view can be made by contacting selling agents on 01383 721141.

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.