



  
**McEwan Fraser Legal**

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**2 Affric Way**

CROSSFORD, DUNFERMLINE, KY12 8XZ



# CROSSFORD

DUNFERMLINE, FIFE

Crossford is a delightful village lying approx 1 mile west of Dunfermline and east of Cairneyhill. It is just over 12 miles from Edinburgh and sits on the main bus route from Fife to Central Glasgow's Buchanan Bus Station making this an ideal village location for the commuter.

There is one local primary school and nursery with secondary education available in nearby Dunfermline. Children can have use of the outdoor playing fields, village hall and Scout hall. Businesses include the local Post Office, Masterchef Chip Shop, a hairdresser and a small supermarket. The Pitferrane Arms Hotel is one of the few original Coaching Inns left in Scotland and The Keavil House Hotel stands in 12 acres of grounds with its meeting facilities, restaurant and health club with swimming pool.

For those who enjoy outdoor activities, Crossford has many woodland walks and an 18 hole golf course. Perth, Gleneagles and St Andrews are all within driving distance for more extensive facilities including a championship golf course.





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## AFFRIC WAY

2 Affric Way is a delightful and spacious three bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

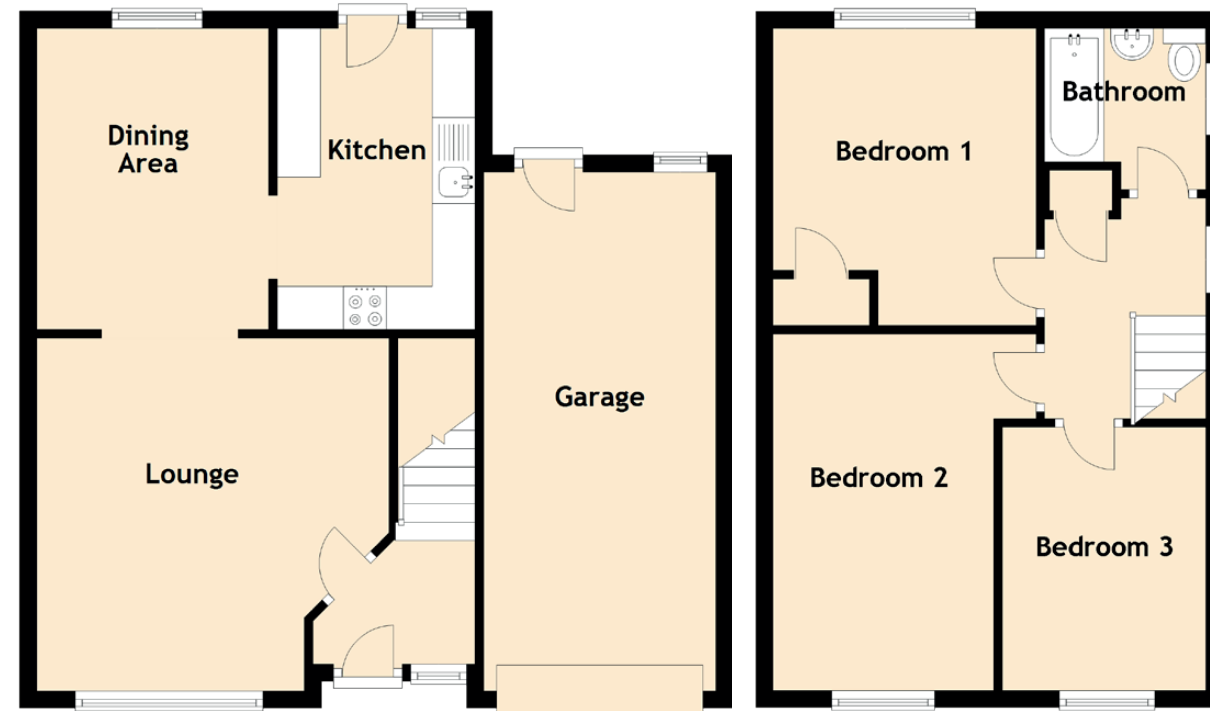
The entrance leads into an inner hall which has doors leading to the lounge, kitchen and stairs leading to the upper level. The spacious open plan lounge/dining room has a front-facing window with views over the front and a rear window with views over the secluded rear gardens. The kitchen is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and access to the rear gardens. To the upper level, there are three good sized double bedrooms, the quality sized family bathroom with shower completes the internal accommodation on offer.

A large driveway leads to the single garage and ample off-street parking is provided. There are lovely landscaped gardens to front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.



## LOUNGE - KITCHEN - DINING





Approximate Dimensions  
(Taken from the widest point)

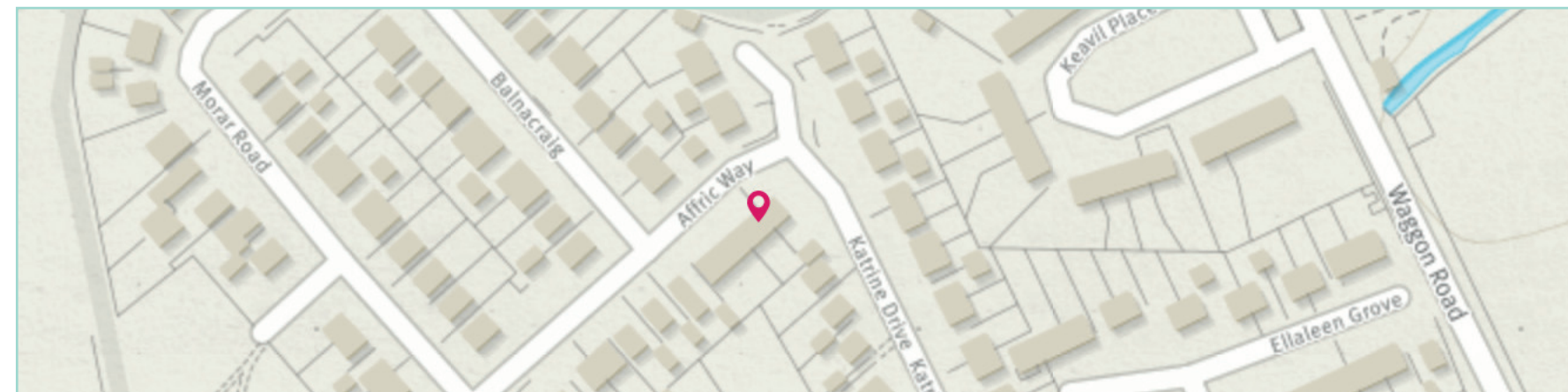
Lounge	4.10m (13'5") x 4.10m (13'5")
Dining Area	3.50m (11'6") x 2.70m (8'10")
Kitchen	3.50m (11'6") x 2.30m (7'7")
Garage	6.10m (20') x 2.70m (8'10")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
Bedroom 2	4.20m (13'9") x 3.10m (10'2")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

# BEDROOMS & BATHROOM







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Part  
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