

23 Craigbank

CROSSFORD, DUNFERMLINE, KY12 8YE



Wonderful three bedroom detached house in a quiet residential area



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



23 Craigbank is a delightful and spacious three-bedroom detached 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 LOUNGE



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 french doors leading out to the secluded rear gardens.

THE DINING ROOM

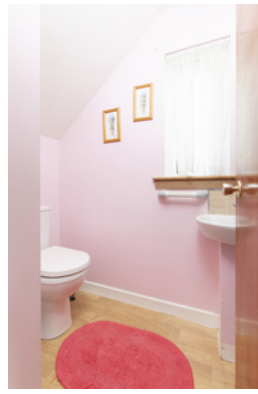


THE KITCHEN



The kitchen is a good size and features a good range of quality fitted and finished floor and wall-mounted units with integrated appliances and access to the rear gardens.





On the upper level, there are three good-sized double bedrooms, the master bedroom offers space for free-standing furniture. The quality-sized family bathroom with shower completes the internal accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

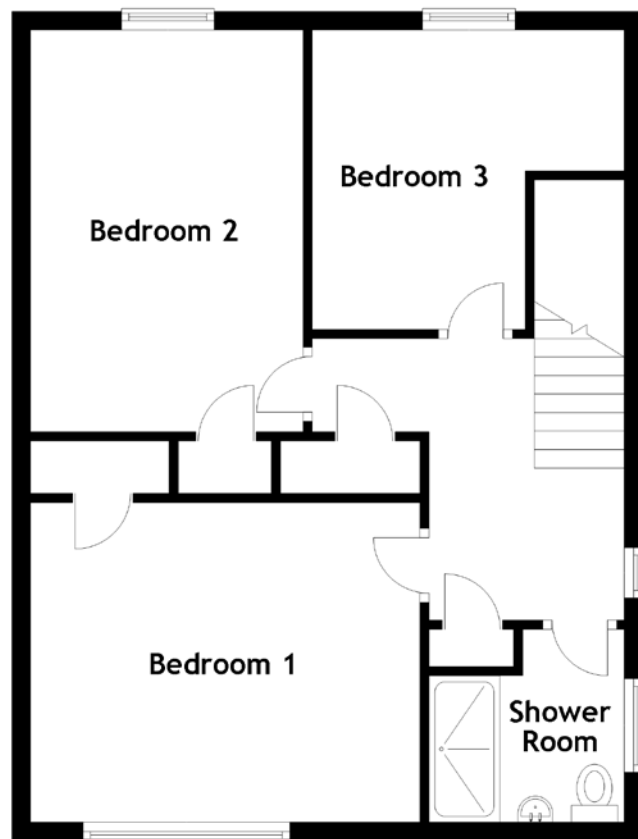
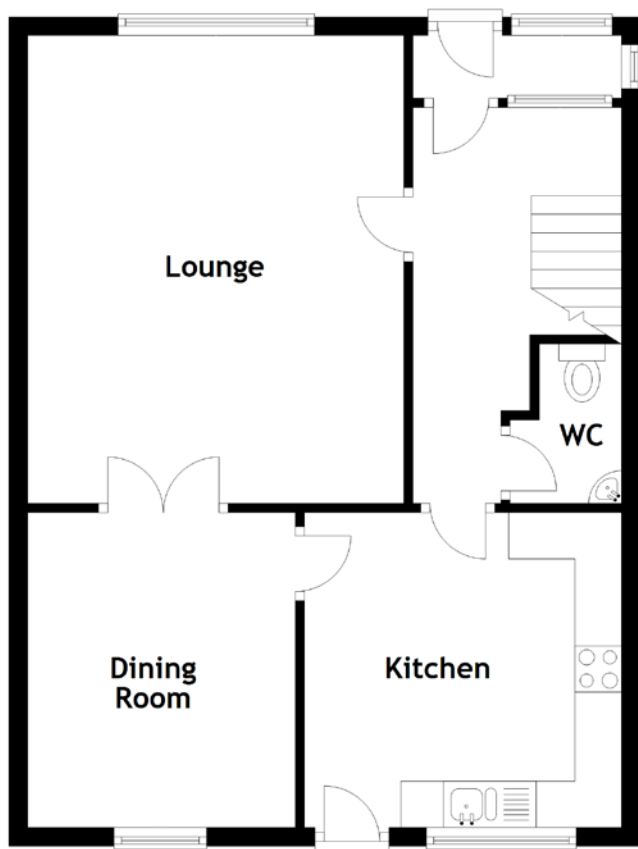


A large driveway leads to the single detached garage and ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



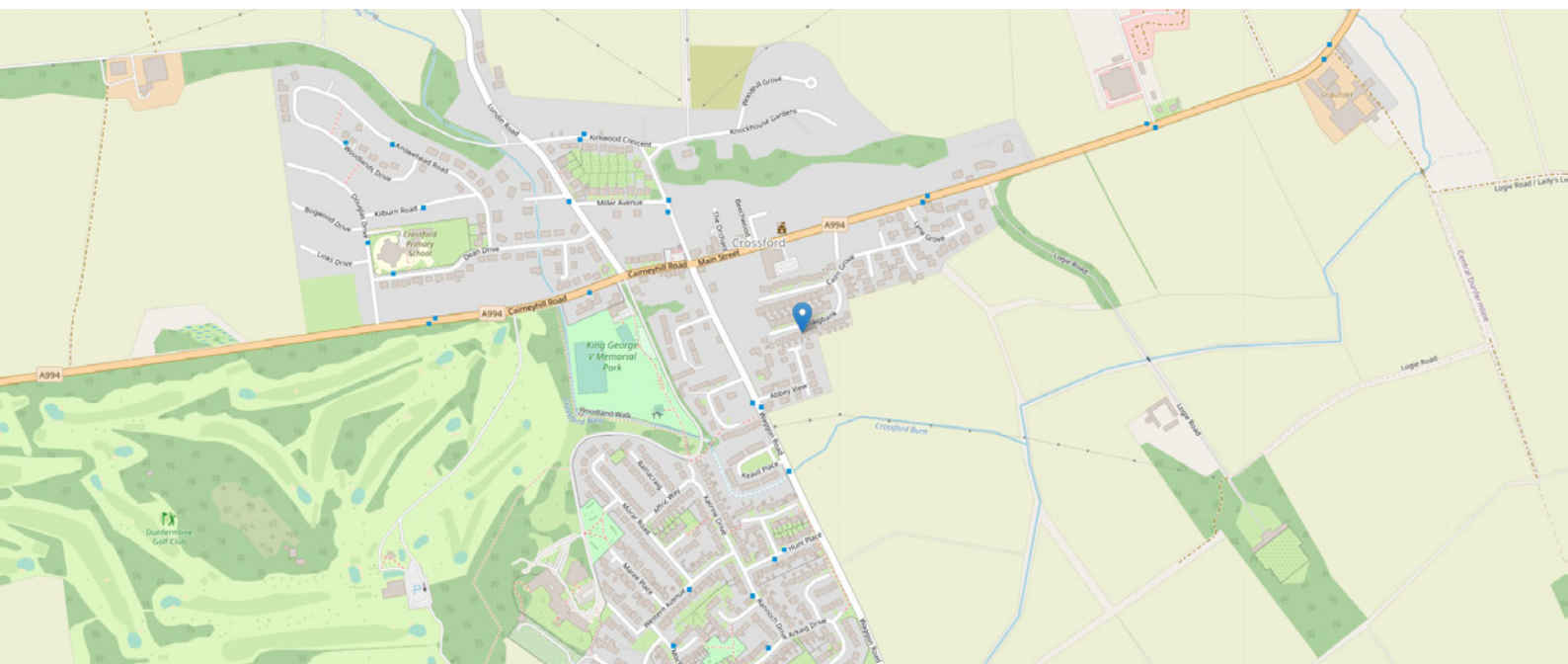
Approximate Dimensions (Taken from the widest point)

Lounge	5.05m (16'7") x 4.06m (13'4")
Dining Room	3.40m (11'2") x 2.89m (9'6")
Kitchen	3.42m (11'3") x 3.40m (11'2")
WC	1.72m (5'8") x 1.20m (3'11")
Bedroom 1	4.20m (13'9") x 3.45m (11'4")
Bedroom 2	4.34m (14'3") x 2.94m (9'8")

Bedroom 3	3.40m (11'2") x 3.23m (10'7")
Shower Room	2.13m (7') x 2.08m (6'10")

Gross internal floor area (m²): 105m²
EPC Rating: E

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



THE LOCATION

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 Pitfirrane 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.