

9 Kilburn Road

CROSSFORD, DUNFERMLINE, KY12 8PH



*FIVE BEDROOM
DETACHED VILLA*



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McEwan Fraser Legal is delighted to offer a part exchange for this five-bedroom family home. Discover your dream home in the heart of Crossford Village. This is an exceptional opportunity to secure a five-bedroom detached home located in the highly sought-after village of Crossford. With its spacious living areas, the potential for customisation, and a prime location, this property presents an extraordinary opportunity for those seeking to create the perfect family home.

Step inside and be greeted by a generous lounge area that seamlessly flows into a home office. This versatile space could easily be transformed into a second sitting room or a cosy family retreat by simply adding doors. The possibilities are endless, allowing you to tailor the home to your unique lifestyle.

The Property



The Office



The heart of this home is undoubtedly the large dining kitchen, where culinary delights meet relaxed family living. With ample space for a family area, it's the ideal spot for sharing meals, entertaining friends, or simply unwinding with loved ones. The inclusion of a guest toilet and cloakroom on the ground floor offers added convenience, making day-to-day life that much easier.





The home's unique split-level design accommodates two bedrooms, providing privacy and flexibility for various family dynamics. As you ascend to the upper level, you'll find three additional well-appointed bedrooms.





Bedroom 1





Bedroom 2





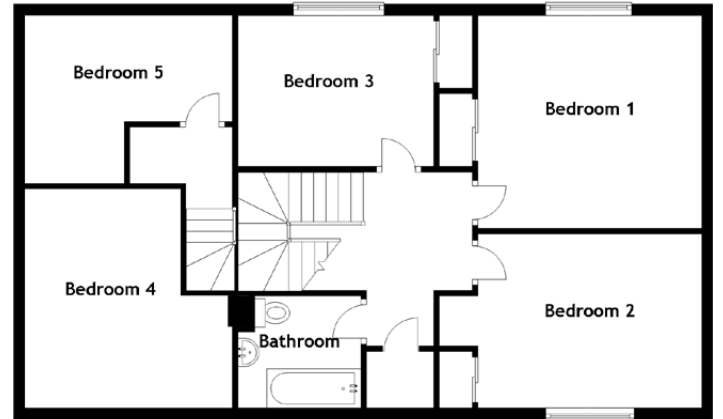
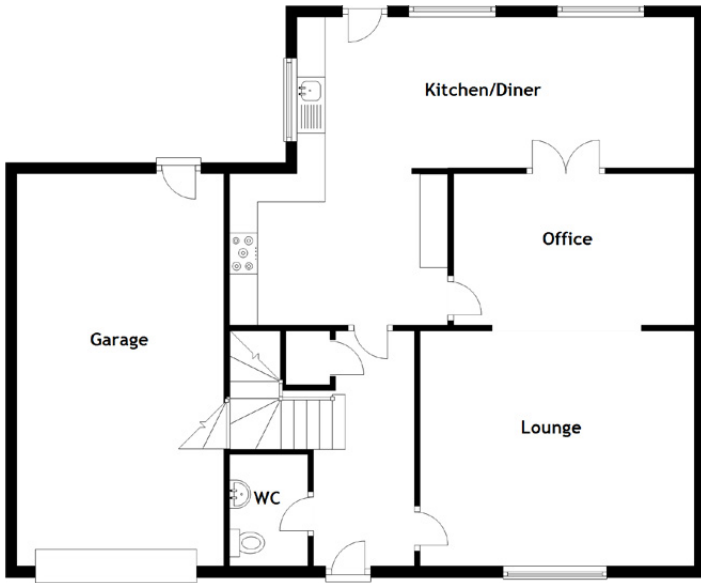
Bedroom 3





This property offers an exciting opportunity for those with an eye for design. There's ample scope for improvements, including the potential addition of an en-suite bathroom or other enhancements, allowing you to tailor the living arrangements to your exact specifications.





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.10m (23'3") x 5.50m (18'1")	Bedroom 4	3.81m (12'6") x 3.70m (12'2")
Lounge	4.90m (16'1") x 4.20m (13'9")	Bedroom 5	3.70m (12'2") x 3.10m (10'2")
Office	4.30m (14'1") x 2.70m (8'10")	Bathroom	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	4.00m (13'1") x 3.80m (12'5")		
Bedroom 2	4.00m (13'1") x 3.11m (10'2")	Gross internal floor area (m ²): 164m ²	
Bedroom 3	3.50m (11'6") x 2.70m (8'10")	EPC Rating: C	



A single integral garage provides added amenity and convenience, while the front and back gardens offer outdoor spaces for relaxation, play, or gardening enthusiasts to indulge their green thumbs.

While this home may require new carpets, it's all about the location. Crossford Village is known for its sense of community, outstanding local amenities, and excellent schools, making it the perfect setting for family life. Commuters will appreciate easy access to nearby towns and cities, ensuring work or leisure is always within reach.

This five-bedroom detached home in Crossford Village is a canvas waiting for your personal touch. With spacious living areas, room for customisation, and a location that's second to none, it's the ideal place to create lasting memories with family and friends. Don't miss out on this incredible opportunity, schedule a viewing today and start envisioning the future in your dream home.



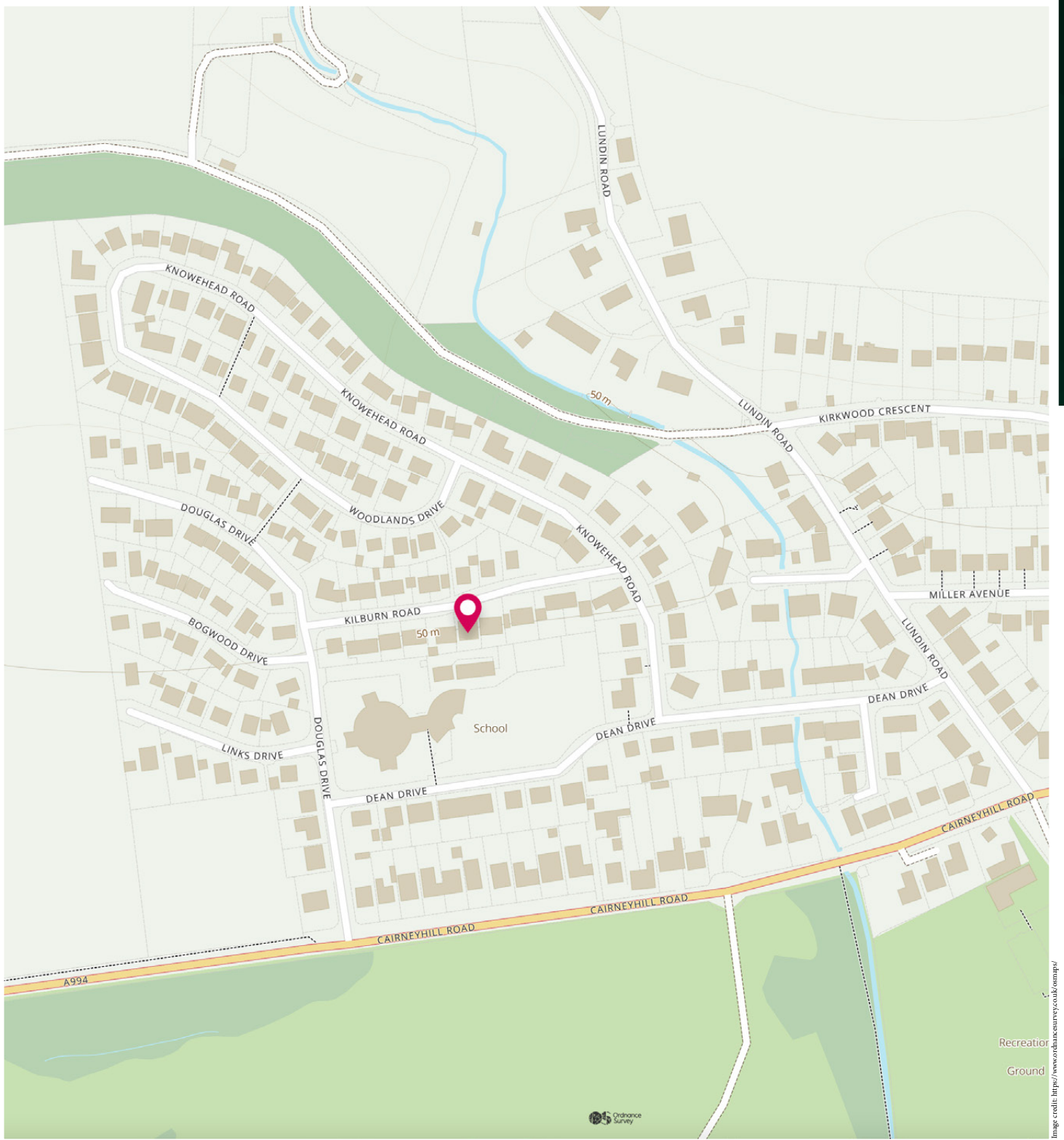


DUNFERMLINE GOLF COURSE

Nestled within the picturesque landscapes of Fife, Scotland, Crossford is a charming village that effortlessly combines rich heritage with serene tranquility. As you explore this idyllic locale, you'll discover that Crossford offers a truly unique living experience that caters to all. Crossford's roots run deep, and its history is evident in its architecture and surroundings. The village boasts an abundance of historical landmarks and buildings, serving as a testament to its enduring past. Nature enthusiasts will be enthralled by Crossford's natural beauty. Surrounded by the stunning Fife countryside, the village is a gateway to scenic walks, tranquil woodlands, and pristine rivers. The nearby Fife Coastal Path offers breathtaking sea views, while nearby forests beckon for exploration. Despite its tranquil setting, Crossford is far from isolated.

Nearby Dunfermline provides a range of amenities, including shops, restaurants, and cultural attractions. The village itself offers essential conveniences and a strong sense of community, making it an ideal place to call home. Families will appreciate the local educational offerings, with access to reputable schools both in Crossford and the surrounding areas. This ensures that your children have access to quality education without the need for long commutes. Crossford benefits from excellent transport links, with easy access to major roadways, including the M90, connecting you to nearby towns and cities. The village is well-connected by bus services, making it easy to explore the wider Fife region.

The Location



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