

# 32 Katrine Drive

CROSSFORD, FIFE, KY12 8XS



*WELL PRESENTED THREE BEDROOM  
SEMI DETACHED HOME IN CROSSFORD*



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McEwan Fraser Legal is delighted to present this cherished three-bedroom semi-detached home with garage, driveway and gardens, a well-presented family home in a highly desirable Crossford setting. Homes in established and sought-after residential streets within Crossford, Fife continue to attract strong interest, particularly those offering a practical layout, outdoor space and long-term family appeal. This three-bedroom semi-detached home on Katrine Drive offers a well-balanced layout, private gardens and off-street parking, making it an ideal choice for families, first-time buyers or downsizers.

The property is entered via a welcoming vestibule, leading through to a comfortable lounge which forms the main living space of the home.

## The Property



The kitchen diner is positioned to the rear and offers a practical layout with space for dining. French doors open directly onto the patio, creating a natural flow between indoor and outdoor living, a feature consistently sought after by modern buyers.





A ground-floor shower room provides convenience and completes the lower-level accommodation.





The upper floor offers three well-proportioned bedrooms, providing flexibility for family living, guest accommodation or home working. Each room is designed to maximise usable space, supporting a straightforward and adaptable layout.





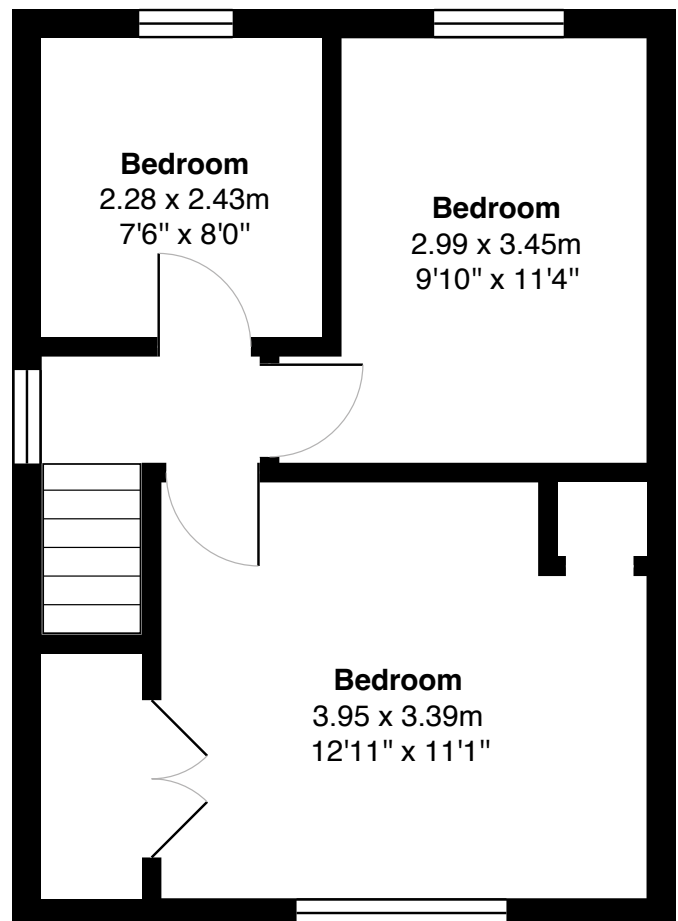
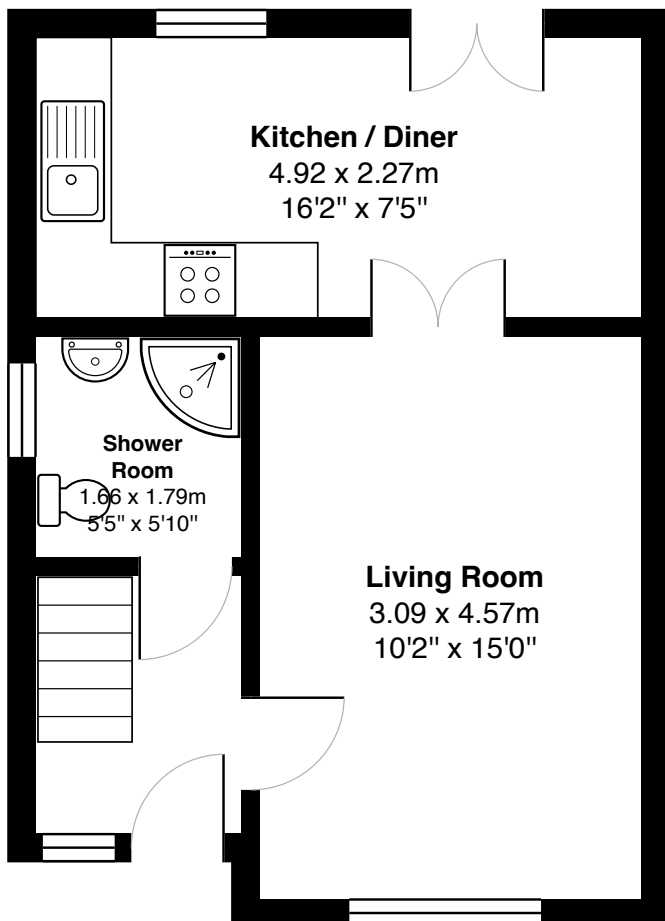
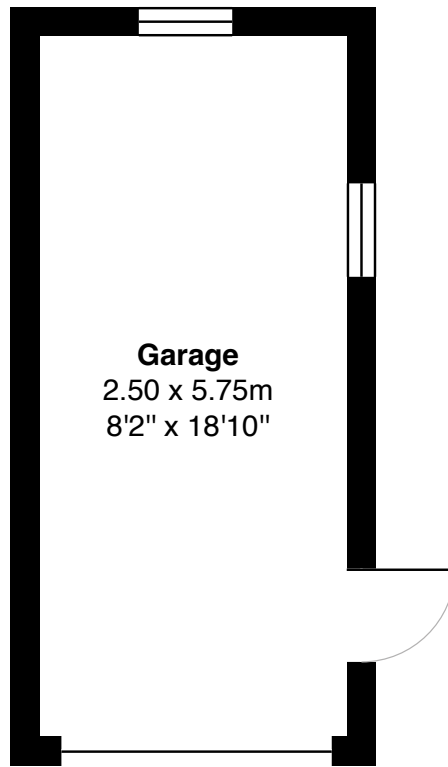
**Bedroom 2**





**Bedroom 3**





Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: C



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Externally, the property benefits from gardens to both the front and rear, offering private outdoor space suitable for seating, play or gardening. A driveway provides off-street parking, complemented by a garage offering additional storage or vehicle accommodation.

This is a home that has clearly been cherished and well-maintained, offering buyers a property that is ready to move into while still allowing scope for personalisation over time. The combination of location, layout and outdoor space makes it particularly appealing within the Crossford market.

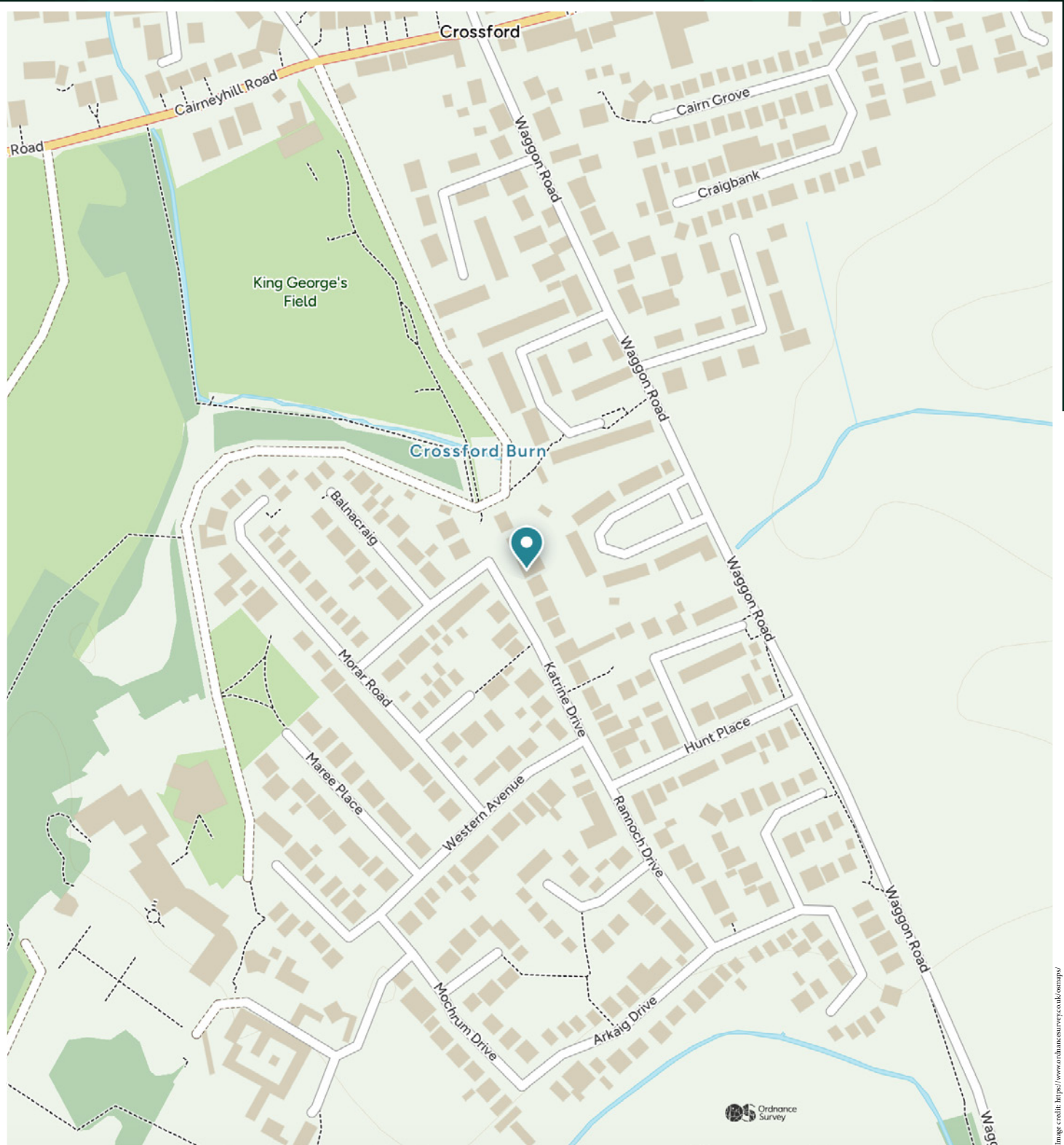
At this level, buyers are prioritising location, condition and practical family layout. This property delivers a balanced combination of all three within a consistently desirable residential setting. Homes on Katrine Drive rarely remain available for long due to sustained local demand.

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Located on Katrine Drive in Crossford, Fife, the property is in a popular residential area known for its community feel and accessibility. The area is served by Crossford Primary School, with secondary education available at nearby schools in Dunfermline. A range of local amenities, including shops, cafés and services, are available within Crossford and surrounding villages, with wider retail and leisure options in Dunfermline. Transport links are excellent, with easy access to the M90 providing routes to Edinburgh, Perth and beyond. Regular public transport services also connect the area to surrounding towns.





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