



The Location

CROSSFORD

The property is set in the popular village of Crossford offering access to primary school and nursery facilities, local shops and post office. Highly sought after location, the property is well placed for Dunfermline city providing access to local and high street shopping. The location is good for public transport with Dunfermline Queen Margaret Halt and Dunfermline Town train station. Access via the M90, Forth and Kincardine Bridges provide access to Edinburgh, Glasgow and central Scotland.

Nearby Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail

parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini-golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity. Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.



The property

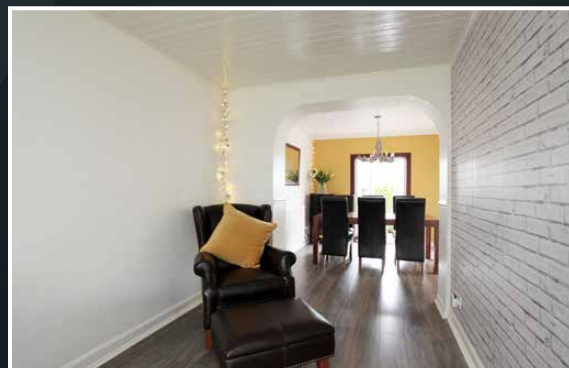
23 WOODLANDS DRIVE

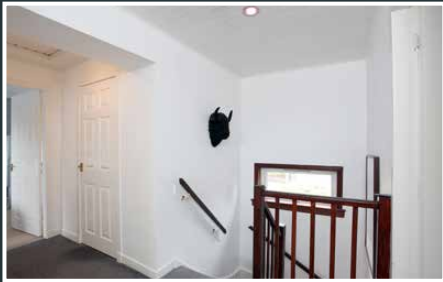
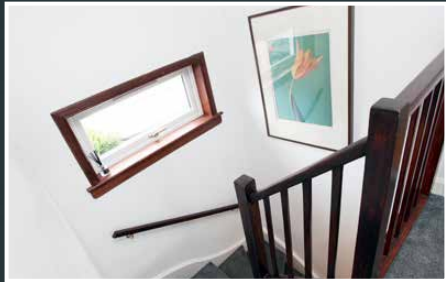
Located in the ever-popular village of Crossford, 23 Woodlands Drive is a superb three-bedroom semi-detached villa with three bedrooms, master en-suite, two public rooms, a conservatory, a study and a garage. The current owners have created a warm and welcoming family home.

Entrance from the front door is into the vestibule and on into the hall. The lounge is of fine proportions with modern flooring and is open to the dining area with French doors to the deck. From the dining area, the house flows into the conservatory and a great place from where to view the gardens and birds. The kitchen includes a built-in double oven and electric hob. There is the addition of a useful utility room. This home has a nice sense of flow offering good

circulation to the living areas. The family bathroom is modern and nicely presented with a “spa” feel. A carpeted staircase rises to the upper floor with three bedrooms, the master bedroom benefitting from the addition of a ‘walk-in’ wardrobe and an en-suite including a large ‘walk-in’ shower cubicle, wash hand basin set in a vanity unit, and toilet bringing a sense of luxury. A study or home office is also on this floor. The accommodation is impressive and requires to be viewed to appreciate it all.

The south-facing rear garden is a wonderful bonus providing green outdoor space where one can relax or entertain. Spacious and desirable home offering excellent value for money in a very popular location, be quick to view.





Bedrooms & Bathrooms



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.50m (11'6")	En-suite	2.45m (8') x 1.60m (5'3")
Dining Room	3.10m (10'2") x 3.05m (10')	Bedroom 2	3.30m (10'10") x 2.80m (9'2")
Kitchen	2.70m (8'10") x 2.40m (7'10")	Bedroom 3	3.30m (10'10") x 2.60m (8'6")
Conservatory	3.10m (10'2") x 2.75m (9')	Study	1.75m (5'9") x 1.50m (4'11")
Utility	2.70m (8'10") x 1.50m (4'11")	Bathroom	2.10m (6'11") x 1.70m (5'7")
Garage	5.55m (18'3") x 2.70m (8'10")		
Bedroom 1	4.00m (13'1") x 2.60m (8'6")		
Walk in Wardrobe	2.60m (8'6") x 1.40m (4'7")		
		Gross internal floor area (m ²): 106m ²	
		EPC Rating: C	



NEAR GOLF COURSE



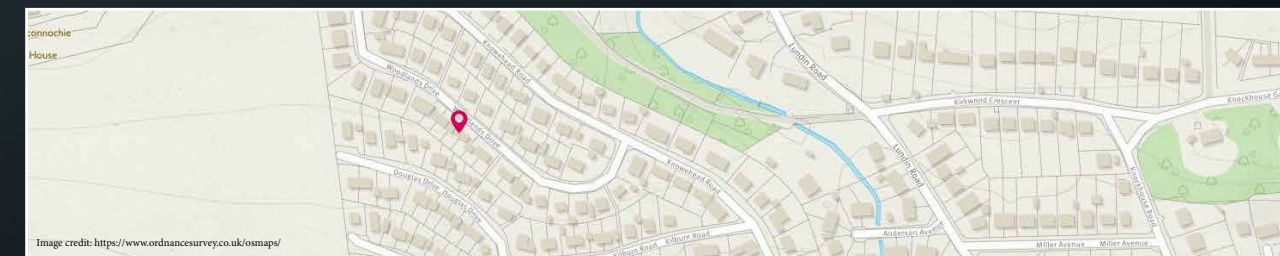
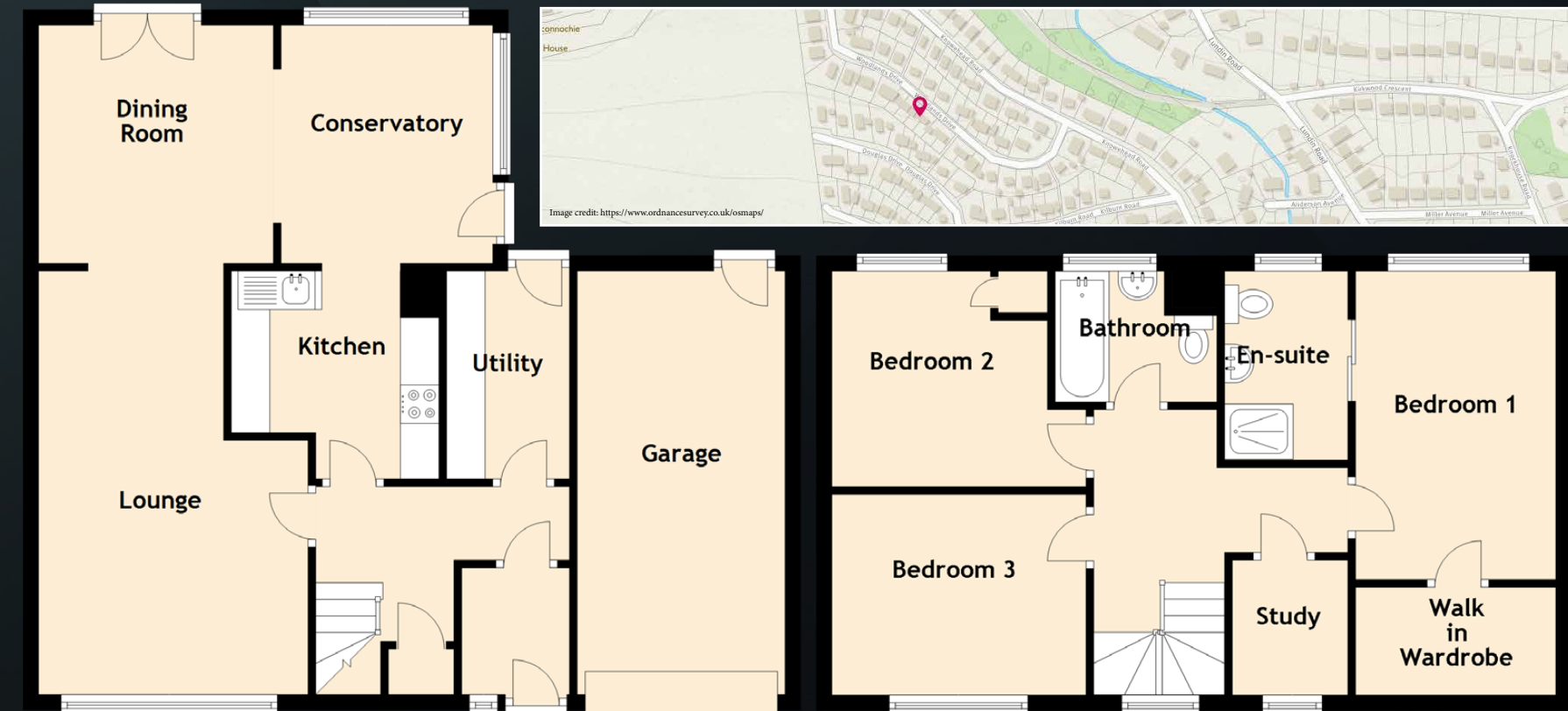
NEAR SCHOOLS



LOCAL AMENITIES



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