



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**17 Keavil Place**

CROSSFORD, DUNFERMLINE, KY12 8NY

# 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 Pittfirrane 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.



*"...Crossford is a delightful village lying approx 1 mile west of Dunfermline and east of Cairneyhill..."*



# 17 Keavil Place

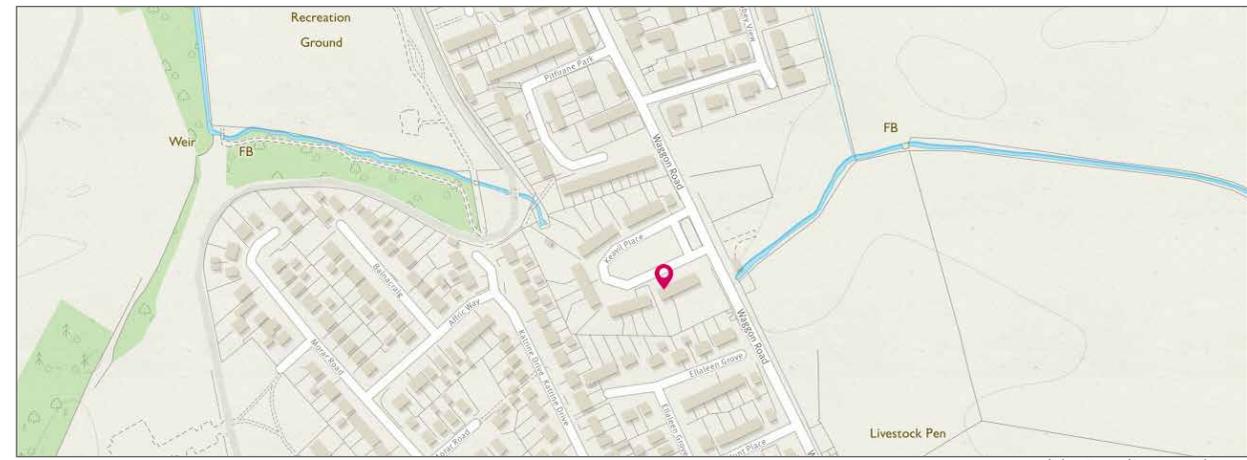
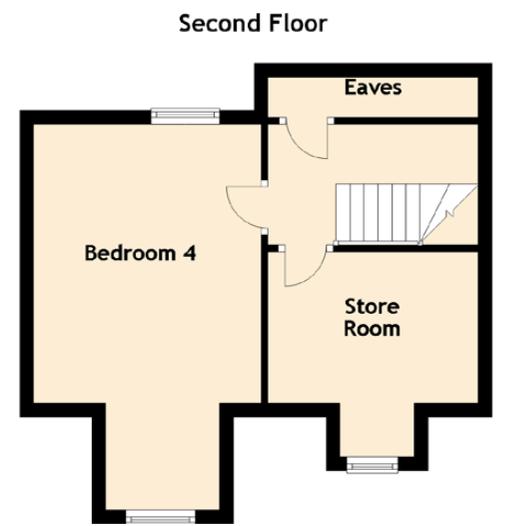
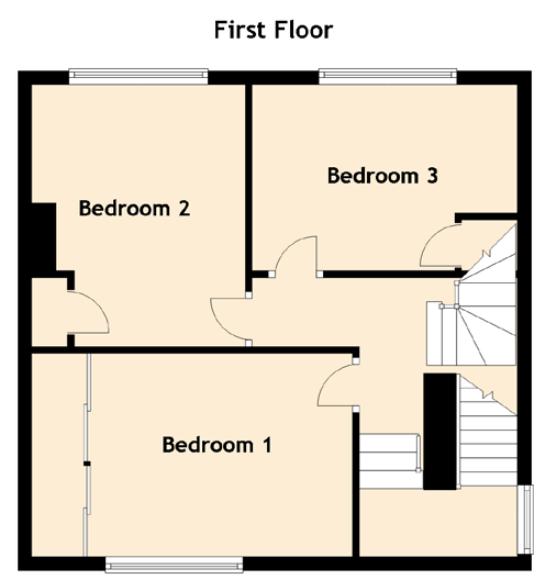
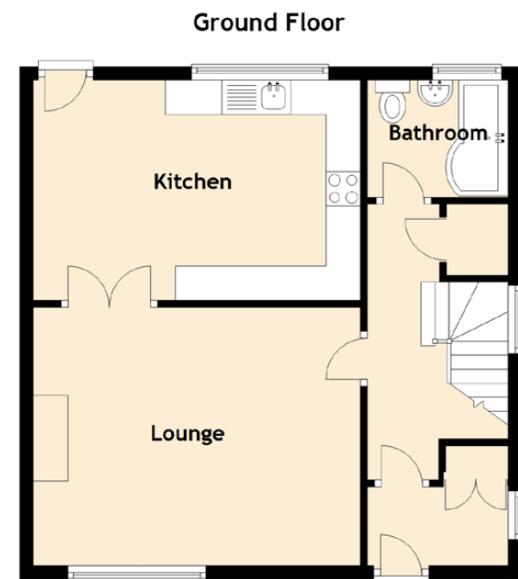
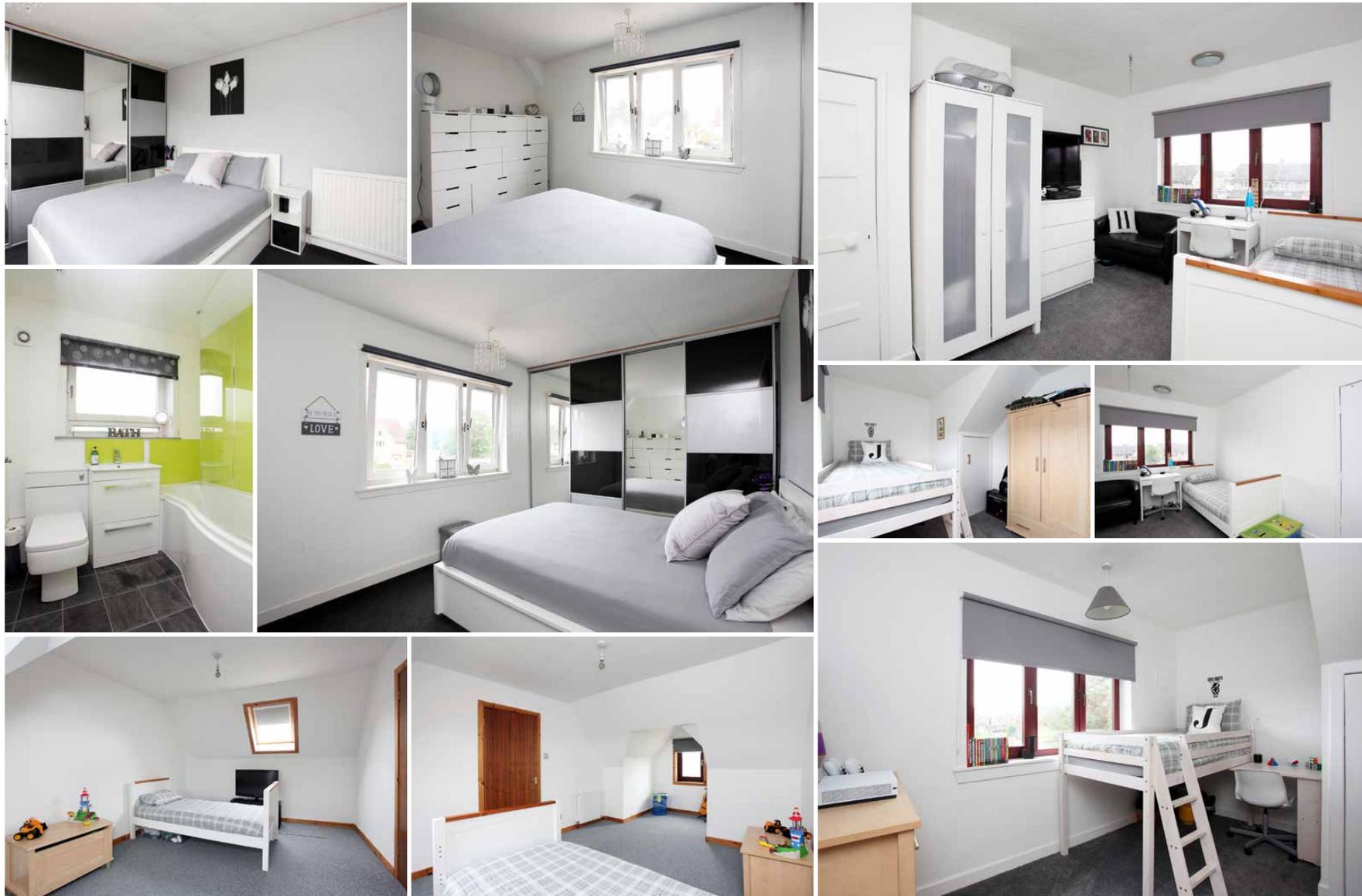
Set in a popular residential area, number 17 is a delightful four-bedroom, end-terraced villa with a drive for several cars.

Fresh and "ready to go" this home is impressive offering a spacious lounge with a front-facing window. A feature has been made of the chimney-breast and there is a wall-hung feature fireplace. Glazed doors open to the dining kitchen where a door reveals the garden to the rear. The kitchen is resplendent in its simplicity with gloss units and provides more than enough worktop space. The family bathroom is on the ground floor, recently modernised with a shower over the bath and a glazed screen.

The first floor holds three bedrooms, one to the front and two to the rear. A further flight of stairs leads to the Attic conversion where there is another good sized bedroom and a storeroom with a Velux window. Subject to any necessary planning consents, this room would make an idea en-suite and therefore offers the discerning buyer the opportunity to add their final touches to this home. Off-street parking to the front of the house. The neat rear garden is a bonus providing green outdoor space where one can relax and play.



*"...Glazed doors open to the dining kitchen where a door reveals the garden to the rear..."*



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.75m (15'7") x 3.75m (12'4")
Kitchen	4.75m (15'7") x 3.20m (10'6")
Bathroom	2.05m (6'9") x 1.70m (5'7")
Bedroom 1	3.80m (12'6") x 2.95m (9'8")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Bedroom 3	3.85m (12'8") x 2.70m (8'10")
Bedroom 4	5.60m (18'4") x 3.30m (10'10")
Store Room	3.05m (10') x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 116m<sup>2</sup>

EPC Rating: D

Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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