




McEwan Fraser Legal
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14 Cairneyhill Road

CROSSFORD, DUNFERMLINE, FIFE, KY12 8NZ

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 Pitferrane 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.



An excellent opportunity has arisen to acquire this highly desirable three bedroom detached bungalow, well located within the popular Crossford area of Fife while making for an ideal family home. Viewing of this property is highly recommended.

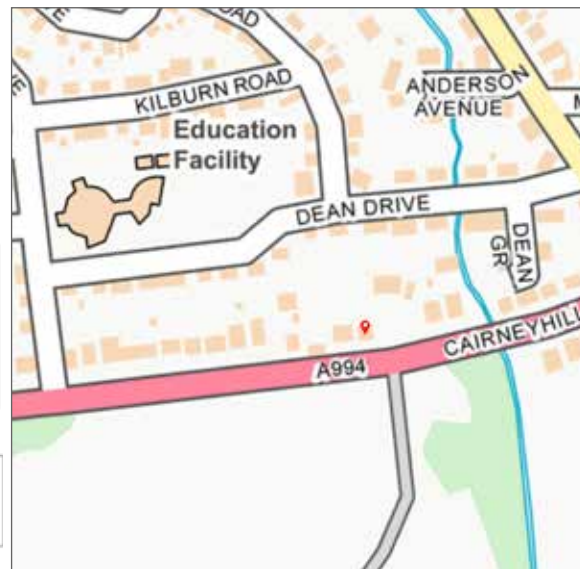
Internally this accommodation could benefit from minor modernisation, while briefly consisting of an entrance vestibule with a tiled floor, an internal hallway with an Edinburgh press storage cupboard and a spacious sitting room with a feature gas fire including surround, a bay window, a further Edinburgh press and a dining area. The fully fitted, partially tiled kitchen which provides access to the rear garden. There are three spacious double bedrooms, all are double in size and all have space for free standing furniture. Finally, the three-piece, fully tiled family bathroom includes a hand-held shower.

As well as the attic itself, the rear of the property offers an ideal opportunity to extend the property into a larger home, should this be desired. Some neighbouring properties have taken full advantage of this in the past and provide great examples of this potential. Relative consent should be sought before any amendments were to be made.

This property also benefits from; gas central heating double glazed windows and private garden grounds to the front, side and rear of the property, fully enclosed rear garden. There is a large driveway leading to the single garage allowing for secure off-street parking for three to four cars.



14 CAIRNEYHILL ROAD
CROSSFORD



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.69m (12'1")
Kitchen	4.70m (15'5") x 1.80m (5'11")
Bedroom 1	4.30m (14'1") x 3.90m (12'10")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
Bathroom	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²): 80m²
EPC Rating: D



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