

12 Woodlands Drive

CROSSFORD, DUNFERMLINE, KY12 8QE



A perfect choice for families, professionals, or anyone seeking a contemporary living experience



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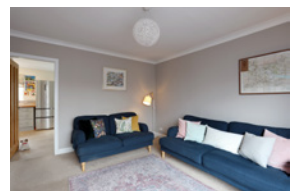
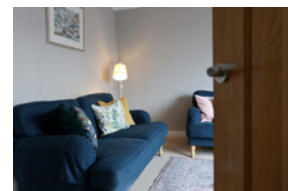


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Welcome to the epitome of modern living in Crossford, Fife. This stunning three-bedroom semi-detached home effortlessly blends contemporary elegance with functionality, creating a space that is as beautiful as it is practical.

THE LOUNGE



Upon entering, you'll be struck by the home's impeccable presentation. The interior is a testament to modern design, featuring quality fittings throughout. Storage is abundant, ensuring every item finds its place neatly and efficiently, making the home an oasis of order and organisation.

THE KITCHEN/DINER



The heart of this home is the well-equipped dining kitchen. Here, culinary creativity flourishes, and family and friends gather. The kitchen is a shining example of thoughtful design and quality craftsmanship.



THE BATHROOM



The bathroom, with its bath and a shower over the bath, provides a spa-like atmosphere for relaxation. Upstairs, there are three spacious bedrooms, one with beautifully built-in wardrobes.



BEDROOM 1



BEDROOMS 2 & 3



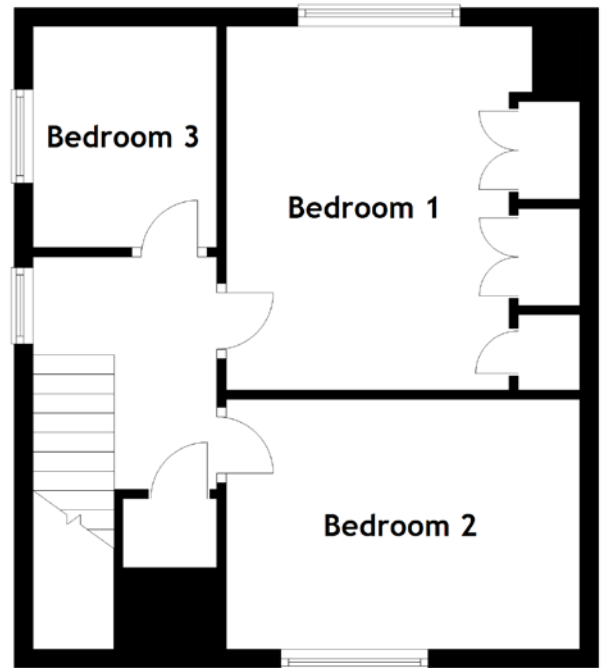
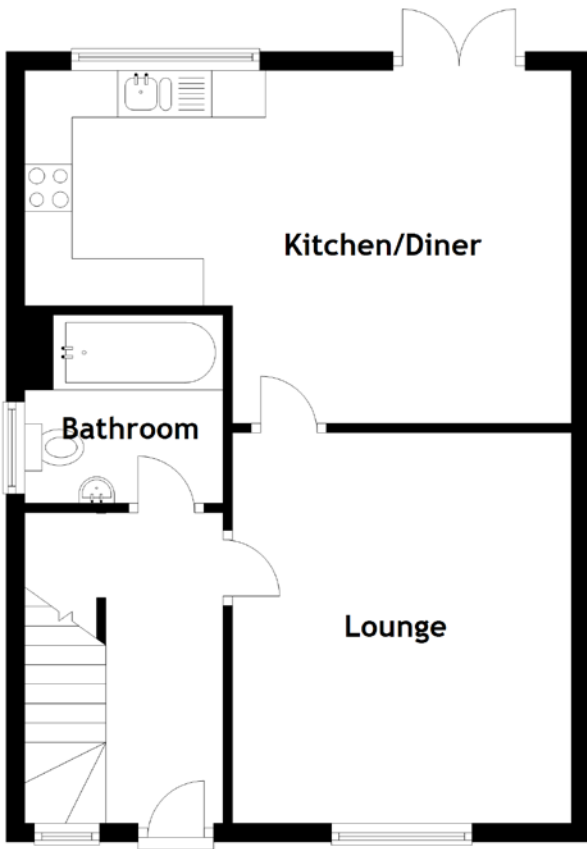
The outdoor space is as well-cared-for as the interior, with nicely landscaped gardens that provide a peaceful retreat and space for outdoor activities. For convenience, the property boasts a drive and a garage, offering ample parking and storage. One of the most appealing features of this home is its "ready to walk into" status. No renovations or updates are necessary; you can move in and start enjoying the modern comfort and style from day one.

It is a perfect choice for families, professionals, or anyone seeking a contemporary living experience. Seize the opportunity to make this magnificent home yours. Contact us today to arrange a viewing and discover firsthand the unparalleled lifestyle that awaits you in this remarkable Crossford residence.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

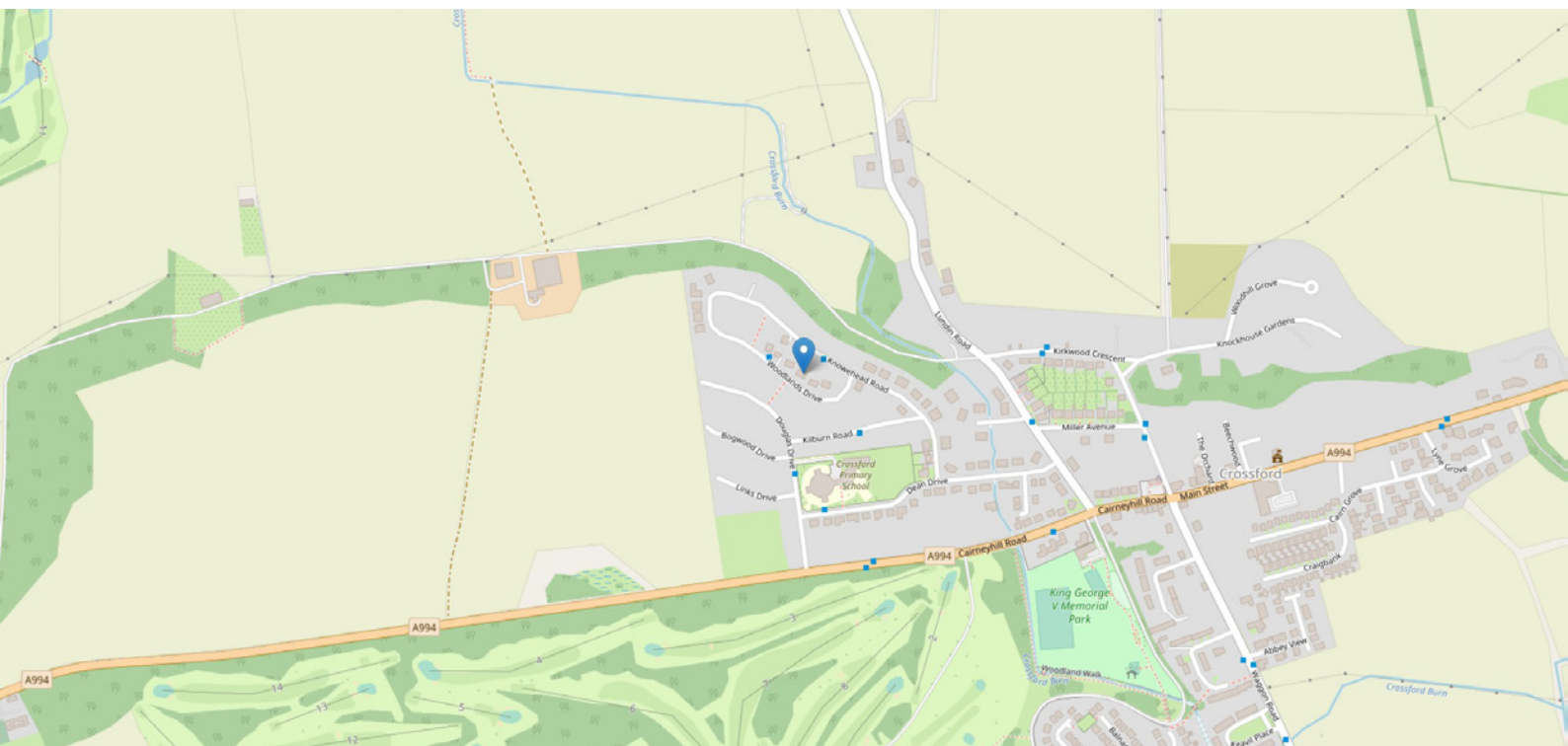


Approximate Dimensions
(Taken from the widest point)

Lounge	4.15m (13'7") x 3.60m (11'10")
Kitchen/Diner	5.80m (19') x 3.75m (12'4")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Bedroom 1	3.86m (12'8") x 3.25m (10'8")
Bedroom 2	3.75m (12'4") x 2.65m (8'8")
Bedroom 3	2.35m (7'8") x 1.95m (6'5")

Gross internal floor area (m²): 82m²
EPC Rating: D



THE LOCATION

Nestled in the picturesque landscape of Fife, the village of Crossford beckons with its unique blend of rural tranquility and convenient urban accessibility. Steeped in history and surrounded by natural beauty, Crossford offers a captivating living experience.





Crossford is a village surrounded by rolling countryside and framed by the stunning Lomond Hills, the village offers a serene escape from the hustle and bustle of city life. Whether you're an outdoor enthusiast or simply seeking a peaceful retreat, Crossford's setting is sure to captivate you.

While Crossford offers a peaceful retreat, it's far from isolated. Nearby towns and cities, including Dunfermline and Edinburgh, provide easy access to shopping, dining, and cultural experiences. The village itself features essential amenities and services to cater to your daily needs. Families will appreciate the proximity to quality educational facilities, ensuring that children have access to excellent schools. The surrounding countryside provides numerous opportunities for outdoor activities, including hiking, cycling, and birdwatching. Golf enthusiasts will find several courses within easy reach.

Crossford enjoys convenient transport links, making it an ideal base for commuters. The village's location allows for straightforward access to major road networks, providing connectivity to nearby towns and cities. In Crossford, you can relish the best of both worlds—a peaceful, rural haven within reach of modern amenities and vibrant city life. Crossford, Fife, offers a lifestyle characterised by natural beauty, history, and a sense of community.



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