



Stevenson Marshall
Property & Law

5 Abbeyview
Crossford, KY12 8NX

Offers over £220,000

A detached chalet bungalow in quiet cul de sac setting off Waggon Road.

There is a flexible internal layout which includes an entrance vestibule, reception hallway, lounge, dining kitchen, porch, downstairs bedroom/public room, sitting room, shower room, upper landing, two further bedrooms and shower room.

Gas central heating and double glazed windows are installed and the property benefits from excellent storage throughout.

Lounge: 5.26m x 3.50m (17'3 x 11'6)
Dining kitchen: 3.22m x 3.08m (10'7 x 10'2)
Porch: 3.18m x 1.89m (10;5 x 6'2)
Downstairs bedroom: 3.67m x 1.88m (12'1 x 6'2)
Shower room- 2.52m x 1.74m (8'3 x 5'8)
Upper landing
Bedroom: 3.83m x 3.72m (12'7 x 12'2)
Bedroom: 3.96m x 2.70m (13'0 x 8'10)
Shower room: 2.04m x 1.83m (6'9 x 6'0)

The property benefits from mature garden grounds to front and rear which are mainly laid to lawn with drying facilities and numerous shrubs. A garage and driveway to front and second driveway to rear provide ample off street parking for several vehicles.

Crossford is an almost exclusively residential village is found only two miles due west of Dunfermline City Centre. It has a good reputation with purchasers of all age groups and offers hotels, private leisure centre (with swimming pool), well reputed primary school (with nursery facilities), local shopping and golf course. Regular bus services operate connecting Crossford to Dunfermline, Edinburgh, Stirling and Glasgow. For commuters there is easy access to a fast network of roads and Dunfermline Railway Station is approximately two miles away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.