



Malcolm Jack  
& Matheson

24 CAIRNEYHILL ROAD  
CROSSFORD, KY12 8NZ



**OFFERS OVER  
£345,000**

**RARELY AVAILABLE AND EXCEPTIONALLY  
SPACIOUS 3 BED DETACHED FAMILY  
HOME IN QUIET VILLAGE WITH LARGE  
REAR GARDEN, DRIVEWAY AND SINGLE  
GARAGE.**

**ENTRANCE VESTIBULE  
HALL  
LOUNGE  
DINING ROOM  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
SUNROOM  
3 DOUBLE BEDROOMS  
BATHROOM  
FRONT AND REAR GARDENS  
DRIVEWAY  
SINGLE GARAGE  
GCH & DG  
EPC D**



### **SITUATION**

Crossford is located only 1.5 miles west of Dunfermline City Centre. It offers a well reputed primary school (with nursery facilities), golf course, private fitness centre and local shopping. Regular bus services operate connecting with Dunfermline, Stirling and even Glasgow. For commuters Crossford allows easy access to a fast network of roads leading both west and to Edinburgh itself.

### **PROPERTY**

24 Cairneyhill Road is a rarely available family home offering exceptionally spacious accommodation including three double bedrooms and three public rooms situated opposite Pitfirrane golf course, and it is just minutes away from Dunfermline with its excellent amenities, shops, bars, restaurants, schools, bus and commuter links.

Internally, the property has been well maintained over the years but there is now some upgrading required. The accommodation comprises large entrance hall, lounge, dining room, dining kitchen, sitting room with access to the rear garden, 3 bedrooms and a family sized bathroom. The property boasts period features, good decorative order throughout, ample storage facilities, gas central heating, and double glazing

Externally the property is situated on a generously sized plot and has well maintained attractive gardens. The rear garden is fully enclosed with access to a single garage and garden shed. The front garden has a gated entrance, with a lawn and attractive borders. There is access to the driveway that leads to a single garage.

### **ACCOMMODATION**

#### **ENTRANCE VESTIBULE**

Tiled flooring. Door through to hall.

#### **HALL 6.61m x 2.74m (21'8" x 9')**

Large entrance hall with built in storage cupboard. Radiator. Telephone point. Carpet.

#### **INNER HALL**

Built in storage cupboards with sliding doors. Hatch to the attic. Carpet.

#### **LOUNGE 4.54m x 4.35m (14'11" x 14'3")**

Well-lit lounge with a large bay window to the front. Fireplace with marble surround and hearth housing electric pebble feature fire. Two radiators. Carpet.





### **DINING ROOM 5.20m x 4.39m (17'1" x 14'5")**

A well-lit room perfect for entertaining. Large bay window to the front. Radiator. Carpet.

### **KITCHEN/BREAKFAST ROOM 4.72m x 4.69m (15'6" x 15'4")**

Fully fitted kitchen with integrated sink and drainer. Area for table and chairs. Window to the side. Additional window with view to the side. Free standing gas cooker. Radiator. Tiled flooring.

### **UTILITY ROOM 2.06m x 1.91m (6'9" x 6'3")**

Located off the dining kitchen. Fitted steel wash tub sink. Freestanding fridge, electric cooker and washing machine. Window to the side. Vinyl flooring.

### **SUNROOM 4.85m x 3.01m (15'11" x 9'11")**

Bright and spacious family room with door leading out to the rear garden. Radiator. Laminate flooring.

### **BEDROOM ONE 4.17m x 3.93m (13'8" x 12'11")**

Spacious master bedroom with ample space for free standing furniture. Window to rear. Two radiators. Carpet.

### **BEDROOM TWO 4.55m x 3.94m (14'11" x 12'11")**

Spacious double bedroom with ample space for free standing furniture. Window to rear. Two radiators. Carpet.

### **BEDROOM THREE 3.93m x 3.10m (12'11" x 10'2")**

Spacious double bedroom with ample space for free standing furniture. Built in cupboard. Window to side. Radiator. Carpet.

### **BATHROOM 3.87m x 2.14m (12'8" x 7")**

Fully tiled 4-piece suite comprising bath with mixer shower also comes with shower head attachment, wash hand basin, bidet and WC. Opaque window to side. Built in storage. Radiator. Shaver point.

### **GARDENS AND GROUNDS**

The property boasts large and well-maintained garden grounds. The front garden is accessed by a gated entrance, laid with lawn with attractive borders. There is access to a driveway that leads to a single garage.

The rear garden is fully enclosed with an area of lawn. There is access to a shed, a single garage with power and light and there is an area for storing bins.

### **EXTRAS**

All fixtures and fittings are included in the sale together with free standing washing machine, fridge, gas cooker, electric cooker, washing machine and tumble dryer.

### **VIEWING**

Call Malcolm Jack & Matheson.

### **ENTRY**

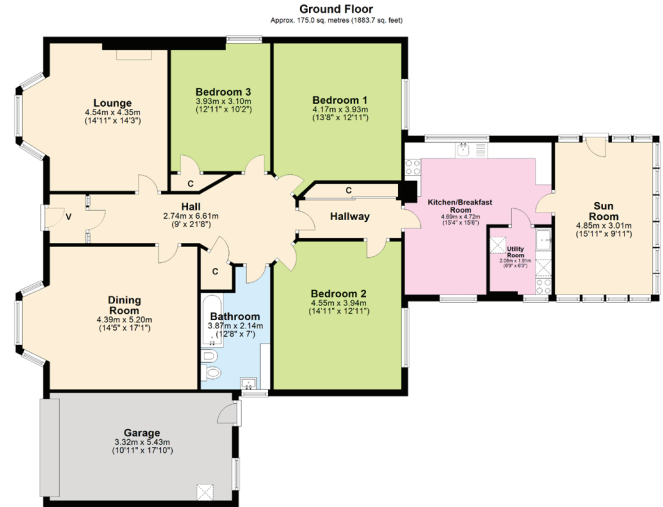
Entry by mutual arrangement.

### **OFFERS**

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk).

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller. As this property was vacant, we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Photographs & Floorplan by Mike Dooley Photography 07730 560286  
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

## FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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