



Malcolm Jack
& Matheson

3 Main Street, Crossford
KY12 8NJ



OFFERS OVER
£380,000

**RARELY AVAILABLE 5-BEDROOM
DETACHED FAMILY HOME IN THE HEART
OF CROSSFORD, FEATURING A SOUTH-
FACING GARDEN, SPACIOUS DRIVEWAY,
AND DOUBLE GARAGE.**

**ENTRANCE VESTIBULE
HALL
LOUNGE
KITCHEN DINER
UTILITY ROOM
DINING ROOM
GAMES ROOM/BEDROOM 5
4 DOUBLE BEDROOMS
STUDY
BOX ROOM
BATHROOM
WET ROOM
SOUTH FACING GARDEN
DRIVEWAY
WORKSHOP
DOUBLE GARAGE
GCH & DG
EPC D**



SITUATION

Crossford is conveniently located just 1.5 miles west of Dunfermline city centre. The village offers a well-regarded primary school with nursery facilities, a golf course, private fitness centre, and a range of local shops. Regular bus services provide connections to Dunfermline, Stirling, and Glasgow. For commuters, Crossford offers excellent road links both westward and towards Edinburgh, ensuring quick and easy access to key destinations.

PROPERTY

3 Main Street is a highly desirable detached five-bedroom family home, set on a generous plot with beautifully maintained, private garden grounds. Ideally located, the property is within easy reach of Crossford's excellent local amenities, well-regarded school, and convenient bus and commuter links.

Internally, the home is presented in move-in condition and offers bright, spacious, and versatile family living throughout.

The accommodation comprises an entrance hall, a welcoming lounge with log burner, modern kitchen/diner, utility room, formal dining room, games room/bedroom five, four double bedrooms, a study, a box room, a stylish wet room, a family bathroom, and a fully floored loft. The property also benefits from gas central heating, double glazing, and ample built-in storage.

Externally, the home features large, enclosed south-facing garden grounds, perfect for outdoor living and entertaining. Additional benefits include a detached double garage, a driveway with space for two or more vehicles, a workshop, and an external storage cupboard currently used for firewood. There is also ample on-street parking available nearby.

ACCOMMODATION

ENTRANCE VESTIBULE

Door through to hall. Coat hooks. Laminate flooring.

HALL

Large hall with carpeted staircase. Built in cupboard housing the combi boiler. Two radiators. Laminate flooring.

LOUNGE 4.98M X 4.09M (16'4" X 13'5")

Spacious lounge with two windows to the front. Log burner. Radiator. Carpet.

KITCHEN DINER 4.53M X 3.27M (14'10" X 10'9")

Modern fully fitted kitchen with integrated gas hob, cooker hood, sink and drainer and a fridge/freezer. Ample space for a dining table and chairs. Radiator. Window to the rear



overlooking the garden. Free standing fridge/freezer and dishwasher. Laminate flooring.

DINING ROOM 4.53M X 4.49M (14'10" X 14'9")

A well-lit room with a window to the rear overlooking the garden. Sliding doors leading out to the garden. Two radiators. Laminate flooring.

GAMES ROOM/BEDROOM FIVE 4.37M X 3.95M (14'4" X 13')

A spacious room with cornice and ceiling rose. Open shelved recess. Window to the side. Radiator. Carpet.

UTILITY ROOM 2.86M X 1.77M (9'5" X 6'10")

Fitted base unit with integrated sink and drainer. Window to the rear. Door leading out to the side and rear of the property. A fitted wooden clothes pulley. Free standing washing machine and tumble dryer. Radiator. Laminate flooring.

STUDY 2.76M X 1.94M (9'1" X 6'4")

Window to the side. Radiator. Fitted cupboard housing the fuse box and meters. Carpet.

WET ROOM 1.77M X 1.51M (5'10" X 4'11")

Three-piece suite comprising mixer shower, wash hand basin and WC. Window to the side. Two wall mounted cabinets for storage. Radiator. Extractor fan.

BATHROOM 3.52M X 2.85M (11'7" X 9'4")

White three-piece suite comprising bath with electric shower and WC. Fitted vanity unit with integrated sink and storage cabinets. A wall mounted storage cupboard. Window to the side. Chrome heated towel rail. Laminate tile effect flooring.

LANDING 4.66M X 3.02M (15'4" X 9'11")

Bright landing with window to the rear. Hatch to fully floored loft. Built in double storage cupboard. Carpet.

BEDROOM ONE 7.16M X 3.95M (23'6" X 12'11")

Spacious master bedroom with a bay window to the front. Window to the side. Window to the rear. Under the eaves storage cupboard. Radiator. Carpet.

BEDROOM TWO 9.96M X 2.91M (32'8" X 9'7")

Exceptionally spacious bedroom with ample space for furniture. 3 fitted Velux windows and a window to the rear. Two under the eaves storage cupboards. A built-in wardrobe. Two radiators. Carpet.

BEDROOM THREE 4.06M X 3.54M (13'4" X 11'7")

Third bedroom with a bay window to the front. Built in wardrobes and a cupboard. Radiator. Carpet.

BOX ROOM 2.00M X 1.61M (6'7" X 5'3")

Coat hooks. Radiator. Carpet.

GARDENS AND GROUNDS

The property boasts generous, enclosed south-facing garden grounds, beautifully landscaped with two separate lawned areas bordered by mature trees and planting, providing both privacy and charm. There is ample space for outdoor furniture, making it ideal for relaxing in the sun or entertaining guests. Additional features include a workshop, an external storage cupboard for firewood, a spacious driveway, and a detached double garage.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing fridge/freezer, washing machine, dishwasher and tumble dryer are also included in the sale.

VIEWING

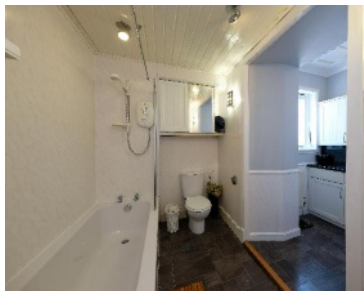
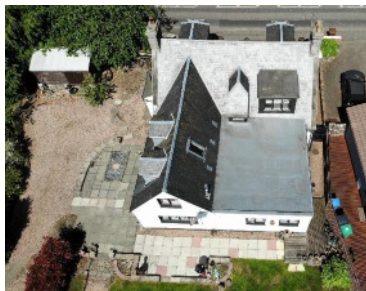
Call Malcolm Jack & Matheson.

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 us at 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. 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

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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