



Malcolm Jack
& Matheson

53 Main Street, Crossford
KY12 8NJ



OFFERS OVER
£145,000

**DECEPTIVELY SPACIOUS THREE
BED SEMI DETACHED COTTAGE
IN THE HEART OF CROSSFORD.
REQUIRES UPGRADING AND
MODERNISATION. LARGE REAR
GARDEN AND AMPLE ON
STREET PARKING.**

**HALL
LOUNGE
BREAKFASTING KITCHEN
2 BEDROOMS WITH
ADDITIONAL BEDROOM /
STUDY
BATHROOM
LARGE REAR GARDEN
AMPLE ON STREET PARKING
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

53 Main Street is a deceptively spacious three-bedroom semi-detached cottage, ideally

situated in the heart of Crossford.

While the property would benefit from upgrading and modernisation, it offers excellent potential to become a fantastic family home. The accommodation is well-proportioned throughout and includes a generous lounge, a fully fitted breakfasting kitchen, three bedrooms, and a family bathroom. Additional benefits include gas central heating, double glazing, and ample storage space.

Externally, the property enjoys a private rear garden featuring a lawn, patio area, and garden shed, ideal for relaxing or entertaining. There is

also ample on-street parking available.

ACCOMMODATION

HALL

Spacious entrance hall offering excellent storage. Features include a radiator with decorative cover, window to the front, hatch to roof space, and a large walk-in cupboard housing the boiler. There are also two built-in shelved storage cupboards and an additional radiator. Fitted carpet.



LOUNGE 5.60M X 4.10 (18'4 X 13'5)

Bright and spacious lounge with a window to the front, radiator, and TV point. Two steps lead into the breakfasting kitchen. Carpet.

KITCHEN 3.70M X 3.60M (12'2 X 11'10)

Fully fitted kitchen with windows overlooking the rear garden. Includes integrated sink and drainer, and freestanding cooker, fridge, tumble dryer, and washing machine. Vinyl tile-effect flooring. Radiator. Sliding door provides direct access to the rear garden.

BEDROOM ONE 5.60M X 3.20M (18'4 X 10'6)

Generous double bedroom with window to the front, fitted wardrobes, radiator, and carpet flooring.

BEDROOM TWO 3.20M X 2.10M (10'6 X 6'11)

Good-sized room with window to the rear, radiator, and wood flooring.

BEDROOM THREE / STUDY 2.60M X 2.20M (8'6 X 7'3)

Further bedroom with rear-facing window, radiator, and fitted carpet.

BATHROOM

Fitted three-piece suite comprising a bath with fitted mixer tap and shower attachment, wash hand basin, and WC. Opaque window to the rear. Radiator. Vinyl tile-effect flooring.

GARDENS AND GROUNDS

Externally, the property benefits from a generous rear garden, featuring a well-maintained lawn, patio area, and garden shed – ideal for relaxing or entertaining outdoors. Ample on-street parking is available to the front of the property.

EXTRAS

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

VIEWING

Call Malcolm Jack & Matheson

ENTRY

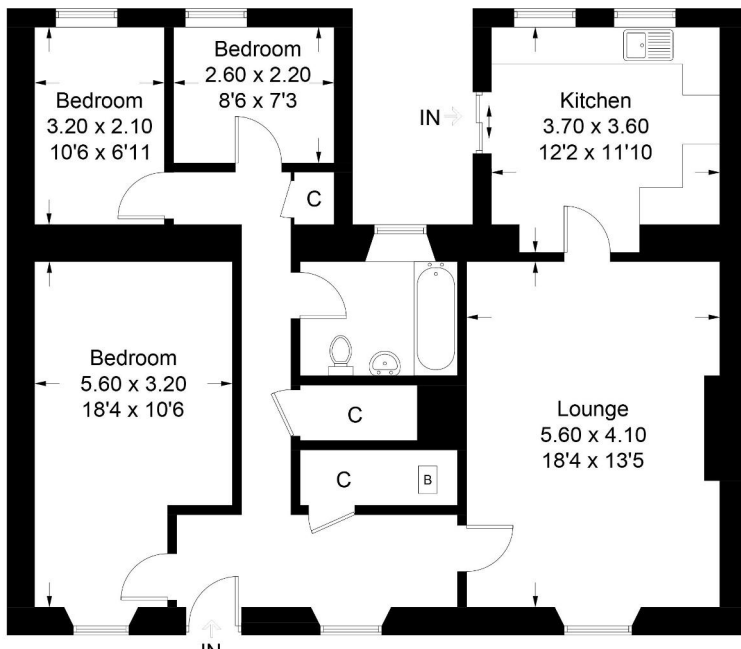
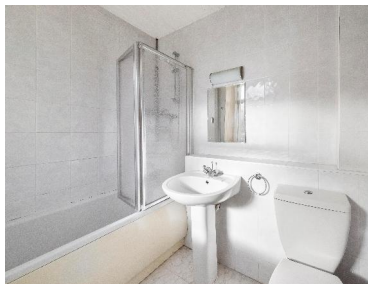
Entry by mutual agreement

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by emailing 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 is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.



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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