



Malcolm Jack
& Matheson

9 Maree Place, Crossford
KY12 8XU



OFFERS OVER
£370,000

**RARELY AVAILABLE 3-BEDROOM
DETACHED FAMILY HOME IN THE
HEART OF CROSSFORD, FEATURING
A PRIVATE GARDEN, SPACIOUS
DRIVEWAY, AND A SINGLE GARAGE.**

ENTRANCE VESTIBULE

HALL

LOUNGE

KITCHEN

UTILITY ROOM

DINING ROOM

THREE DOUBLE BEDROOMS. MASTER

EN-SUITE.

WET ROOM

BATHROOM

PRIVATE AND ATTRACTIVE GARDENS

DRIVEWAY

SINGLE GARAGE

GCH & DG

EPC C



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

9 Maree Place is a highly desirable detached three-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 true move-in condition and offers bright, spacious, and versatile family living throughout. The accommodation comprises a welcoming entrance hall, a generous lounge with doors leading out to the rear garden, a modern kitchen, a formal dining room, three double bedrooms, the principal bedroom benefiting from an en-suite shower room, a family bathroom, and a convenient ground floor wet room. Further benefits include gas central heating, double glazing, and ample built-in storage throughout.

Externally, the home features large, enclosed garden grounds, perfect for outdoor living and entertaining. Additional benefits include a single garage, a driveway. There is also ample on-street parking available nearby.

ACCOMMODATION

ENTRANCE VESTIBULE

Window. Radiator. Laminate flooring. Door through to hall.

HALL

Large hall with carpeted staircase. Radiator. Laminate flooring.

LOUNGE 7.00M X 3.90M (23'0 X 12'10)

Bright and spacious lounge with French doors out to the garden. Windows to the rear. Window to the side. Wall mounted living flame-type gas fire. Radiator. Carpet.



KITCHEN 4.50M X 3.50M (14'9 X 11'6)

Modern fully fitted kitchen with integrated gas & electric hob, cooker hood, sink with waste disposal unit and drainer, microwave, an oven, fridge and a dishwasher. Breakfast bar. Radiator. Window to the front. Tiled flooring.

UTILITY ROOM 3.40M X 2.10M (11'2 X 6'11)

Large utility room with fitted wall and base units. Integrated sink and drainer. Washing machine. Tumble dryer. A fridge/freezer. Wooden clothes pulley. Door out to the garden. Radiator. Laminate flooring.

DINING ROOM 3.40M X 3.40M (11'2 X 11'2)

Spacious dining room with windows to the front. Radiator. Carpet.

WETROOM

White three-piece suite comprising mixer shower, wash hand basin and WC. Opaque window to the rear. Radiator.

LANDING

Bright and spacious landing. Hatch to roof space. Carpet.

BEDROOM 4.00M X 3.90M (13'1 X 12'10)

Spacious master bedroom with windows to the rear. Extensive built in wardrobes. Radiator. Carpet.

ENSUITE SHOWER ROOM

Three-piece suite comprising shower with a mixer shower, wash hand basin and WC. Fitted vanity unit with integrated sink and storage cabinets. Velux window. Chrome heated towel rail. Tiled flooring.

BEDROOM 5.40M X 3.40M (17'9 X 11'2)

Spacious double bedroom with built in wardrobes. Window to the rear. Radiator. Carpet.

BEDROOM 3.90M X 2.90M (12'10 X 9'6)

Double bedroom with windows to the front. Built in wardrobes. Radiator. Carpet.

BATHROOM

Modern three-piece suite comprising bath with electric shower and WC. Fitted vanity unit with integrated sink and storage cabinets. Velux window. Chrome heated towel rail. Tiled flooring.

GARDENS & GROUNDS

The property boasts generous, enclosed 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 garden shed, a large driveway and a single garage.

EXTRAS

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

VIEWING

By appointment. Contact 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 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.



Approximate Gross Internal Area = 156.3 sq m / 1682 sq ft
 Garage= 18.4 sq m / 198 sq ft
 Total = 174.7 sq m / 1880 sq ft
 (Excluding Void)



Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1320406) paulnelsonmedia.com



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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