

14 Woodlands Drive

CROSSFORD, DUNFERMLINE, KY12 8QE



Immaculate two-bedroom semi-detached home in Crossford with bright dual-aspect lounge diner, modern kitchen, driveway, garage and gardens front and back



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McEwan Fraser Legal is excited to showcase this immaculate semi-detached home with a driveway, garage, and elevated position. Bright and beautifully presented, it offers space, views, and practical living in a sought-after village location.

Set within the sought-after village of Crossford, Fife, this semi-detached home enjoys an elevated position and offers a well-balanced layout alongside private gardens, driveway and garage. The property is presented in immaculate condition, with a clear sense of care and attention throughout. The elevated setting enhances both privacy and outlook, creating a home that feels bright, open and well-positioned.

THE LOUNGE/DINER



The lounge diner is a particularly appealing space, benefitting from a dual aspect that allows natural light to flow through the room. This creates a comfortable environment for both relaxing and dining.

THE KITCHEN



The kitchen is modern in style, with sleek units and a layout designed for efficient use of space. A door leads directly to the garden, supporting a natural connection between indoor and outdoor living. A family bathroom on the ground floor is fitted with a bath, toilet and vanity basin, providing practical day-to-day convenience.



THE BATHROOM





Upstairs, the property offers two double bedrooms, both providing good proportions and flexibility for a range of uses, including sleeping, working or guest accommodation. A separate shower room with toilet and vanity basin serves this level, adding further convenience and supporting modern living arrangements.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



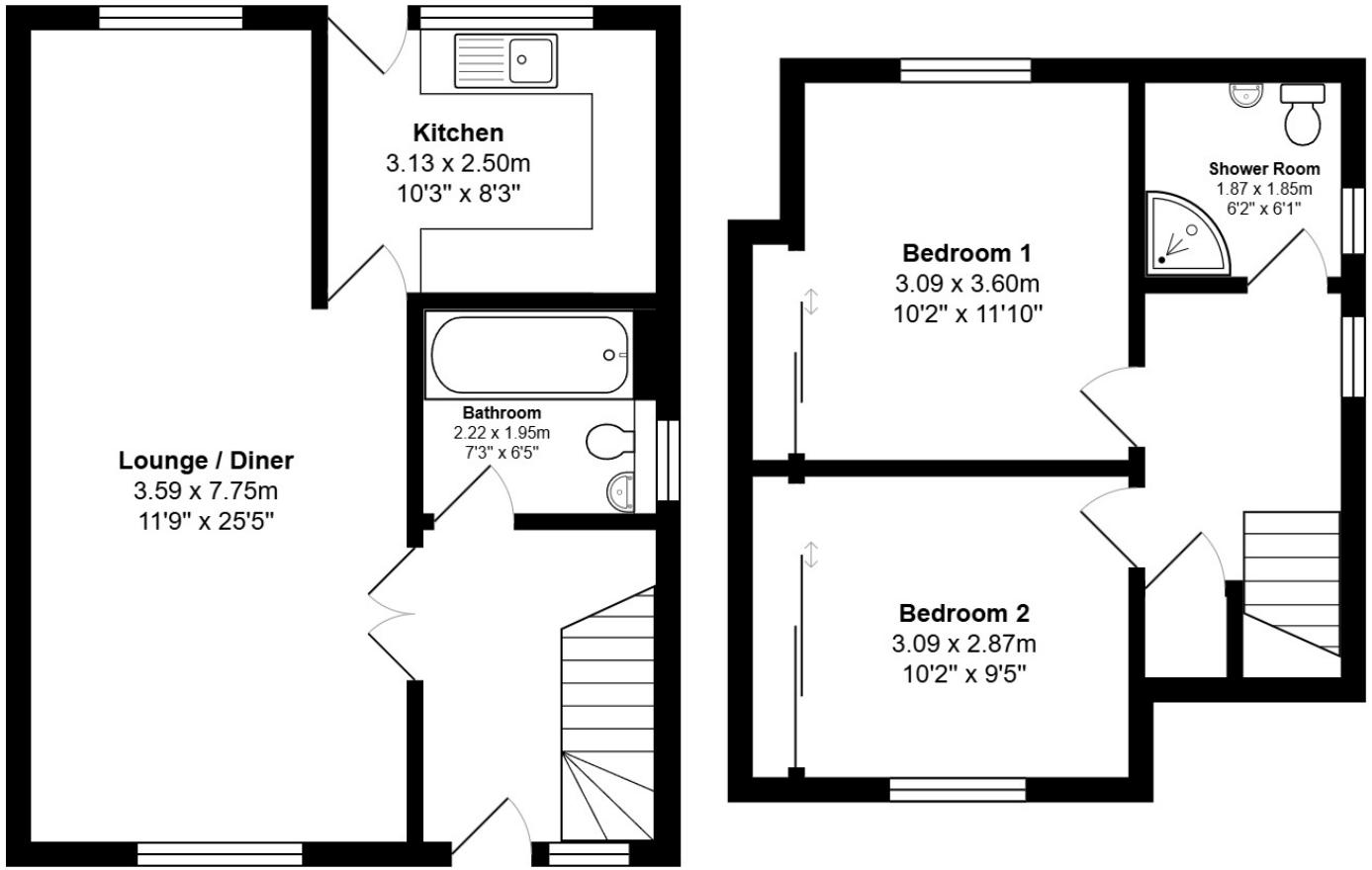
Externally, the property benefits from gardens to the front and rear, offering usable outdoor space for seating, gardening or general enjoyment. The elevated position enhances the overall setting, while a driveway and garage provide valuable off-street parking and storage, features that remain in strong demand within the area.

Homes of this type in Crossford continue to attract strong interest.

EXTERNALS & VIEW

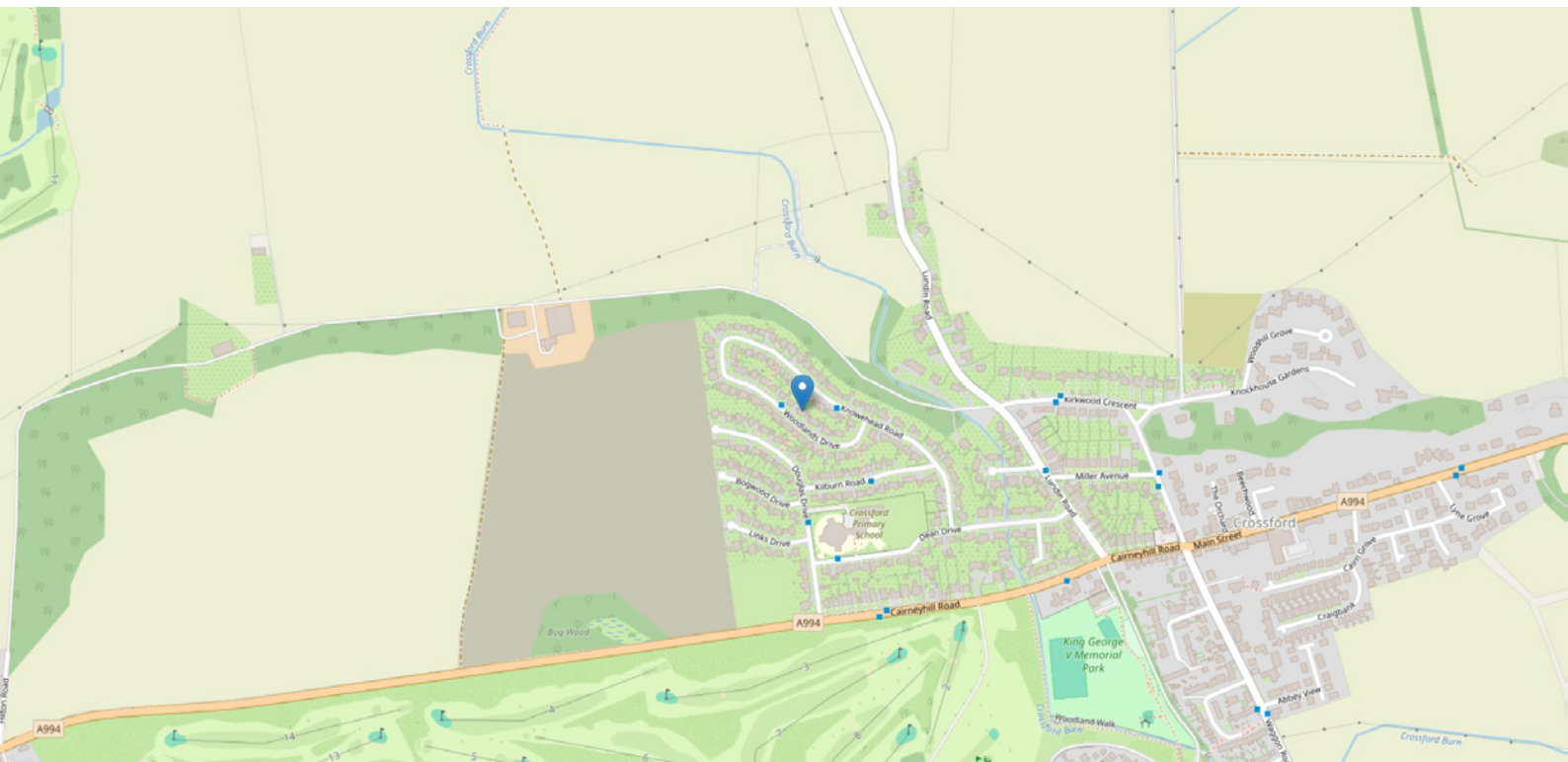


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: C



THE LOCATION

Situated in the highly regarded village of Crossford, Fife, the property benefits from a strong combination of local amenities, schooling and accessibility. The village is served by Crossford Primary School, with secondary education available at Queen Anne High School, both well regarded and key factors for family buyers.





Local amenities include convenience shops, cafés and everyday services, while a wider range of retail and leisure facilities can be found in nearby Dunfermline.

Transport links are excellent, with easy access to the M90 providing connections to Edinburgh, Perth and beyond. Public transport services operate locally, supporting straightforward commuting and access to surrounding areas. The village continues to be a popular choice due to its community feel, accessibility and quality of life.



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