

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**8b Cairneyhill Road, Crossford, KY12 8NZ**  
**Offers Over £229,000**





Most attractive, bright and extended detached bungalow located in the much sought after village of Crossford. Entrance vestibule, Hall, Lounge (feature fireplace), Dining room, Modern Kitchen, 2 Double bedrooms (Master en-suite shower room). Double glazing. Gas central heating. Garage. Driveway. Neat gardens to front, side and rear. Modern decor. Move in condition. Superb potential for an attic conversion. Convenient location close to primary school. Early viewing a must! EPC - E



## LOCATION

8B Cairneyhill Road is located in the heart of this most desirable village, close to good local amenities. This almost exclusively residential village is found only 1 mile due west of Dunfermline City Centre. It has an excellent reputation with purchasers of all age groups and offers hotels, private Fitness Centre, well reputed primary school (with nursery facilities), local shopping and Golf Course (opposite). Regular bus services operate close by connecting Crossford to Dunfermline, Stirling and Glasgow. For commuters there is easy access to a fast network of roads and Dunfermline Railway Station is approximately 2 miles away.

## PROPERTY - DETACHED BUNGALOW

- Entrance vestibule
- Hall
- Lounge
- Dining room
- Modern kitchen
- 2 Double bedrooms (En-suite shower room)
- Family bathroom
- Double glazing
- Gas central heating
- Modern decor
- Garage with driveway
- Lovely gardens to front and rear
- Superb potential for Attic conversion

## ACCOMMODATION

### Entrance Vestibule

With storage cupboard. Door to hall.

### Hall

The hall has doors leading to the lounge, dining room, 2 bedrooms and the bathroom. Access to the loft via a loft ladder.

### Lounge 4.90 m x 4.10 m / 16'1" x 13'5"

This lovely, bright and spacious lounge features a most attractive fireplace and has an archway leading to the dining room. Front.

### Dining Room 3.8 m x 3.1 m / 12'6" x 10'2"

Another good sized public room. Door to kitchen and hall. Rear.

### Kitchen 3.80 m x 2.80 m / 12'6" x 9'2"

This is a modern fitted kitchen. Door to garden.

### Bedroom 1 3.70 m x 3.60 m / 12'2" x 11'10"

This bright and well proportioned double bedroom enjoys the benefit of a double built in wardrobe. Door to en-suite shower room. Front.

### En-suite shower room 3.0 m x 2.3 m / 9'10" x 7'7"

This is a great addition to any family home. Fitted with a modern white suite. Velux rooflight. Front.

### Bedroom 2 3.80 m x 3.70 m / 12'6" x 12'2"

The second double bedroom also enjoys the benefit of a double built wardrobe. Rear.

### Bathroom 2.00 m x 1.90 m / 6'7" x 6'3"

The bathroom is fitted with a white suite with a shower set over the bath. Extensively tiled. Rear.

### Attic

There is a very large attic area which offers superb potential for the conversion into further bedroom and bathroom accommodation. Prospective purchasers will have to satisfy themselves with regards to planning permission etc.

### Garden

The property enjoys lovely areas of garden ground to the front, side and rear, which have been well maintained, and comprises several areas of lawn, a large paved/patio area and borders for general planting. The gardens are enclosed by walling.

### GARAGE/DRIVEWAY

There is a single garage accessed via a concrete driveway. Access to the driveway and garage is to the rear of the property from Dean Grove.

### HEATING

The property has gas central heating.

### GLAZING

The property has double glazing.

### EXTRAS

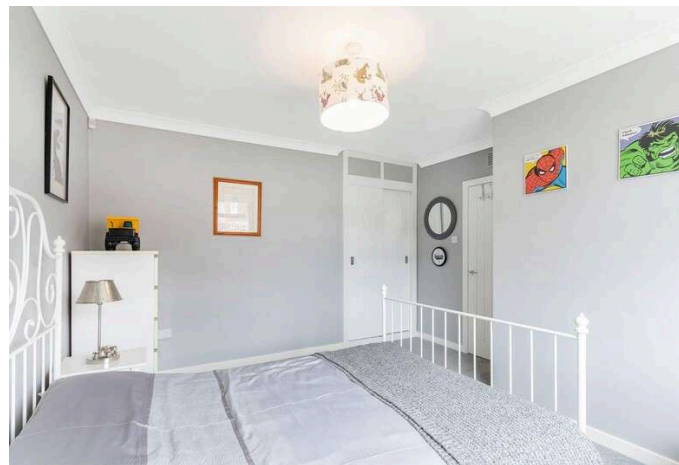
All the carpets and blinds are included in the sale price.





















## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

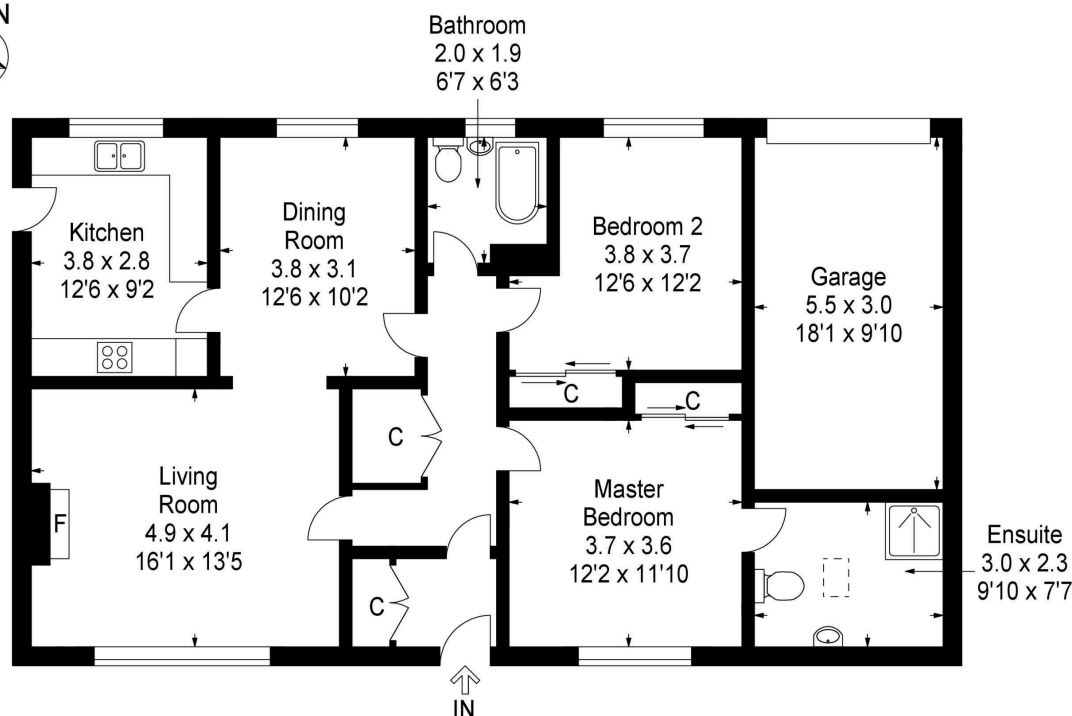
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

## Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

**Ross & Connel,**  
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**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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