



# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*

**1 The Orchard, Crossford, KY12 8NW**  
**Offers Over £259,000**





Immaculately presented detached villa situated in a small residential enclave of similar properties located close to the heart of this most desirable village. Entrance vestibule, Hall, Lounge, Dining room, Conservatory, Shower room, 3 Bedrooms, Bathroom. Garage. Driveway. Lovely, well proportioned gardens to front, side and rear. Modern decor. Quality fixtures and fittings. Move in condition. Superb family home. EPC - D



## LOCATION

The Orchard is a small residential enclave of similar properties located close to 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

- Entrance hall
- Lounge
- Dining room
- Modern kitchen
- Conservatory
- Downstairs Shower room
- 3 Bedrooms (1 is downstairs)
- 2 Further double bedrooms
- Attractive bathroom with shower
- Attractive, well established gardens
- Garage
- Driveway
- Modern decor

## ACCOMMODATION

### Entrance Vestibule

With door to hall

### Hall

This is a spacious hall with an open staircase leading to the upper level. Doors to lounge, dining room, shower room and bedroom 3.

### Lounge 5.10 m x 3.70 m / 16'9" x 12'2"

A lovely bright lounge with a feature fireplace. Twin aspect to front and side.

### Dining Room 3.90 m x 3.20 m / 12'10" x 10'6"

Another lovely public room. Access to kitchen. Side.

### Kitchen 3.90 m x 2.60 m / 12'10" x 8'6"

A most attractive kitchen fitted with modern floor and wall units. Door to conservatory. Storage cupboard. Rear.

### Conservatory 2.90 m x 1.90 m / 9'6" x 6'3"

A great addition to any family home. Rear.

### Bedroom 3 3.60 m x 3.30 m / 11'10" x 10'10"

This double bedroom offers the flexibility to be used as a public room. Front.

### Shower Room 2.80 m x 1.50 m / 9'2" x 4'11"

This very smart shower room has recently been re-fitted with contemporary fittings and wet wall panelling. Side.

### Landing

With doors to 2 bedrooms and bathroom.

### Bedroom 1 3.90 m x 3.40 m / 12'10" x 11'2"

A well proportioned double bedroom with built in wardrobes. Rear.

### Bedroom 2 3.40 m x 3.20 m / 11'2" x 10'6"

The second double bedroom is also of good proportions and has a built in wardrobe. Front.

### Bathroom 2.30 m x 1.80 m / 7'7" x 5'11"

Fitted with a modern white suite with a shower over the bath. Attractive tiling. Rear.

## GARDENS

This property has beautiful, well proportioned areas of gardens ground to the front, side and rear.

## GARAGE/DRIVEWAY

There is a single garage with light and power accessed via a tarmac driveway.

## HEATING

The property has gas central heating.

## GLAZING

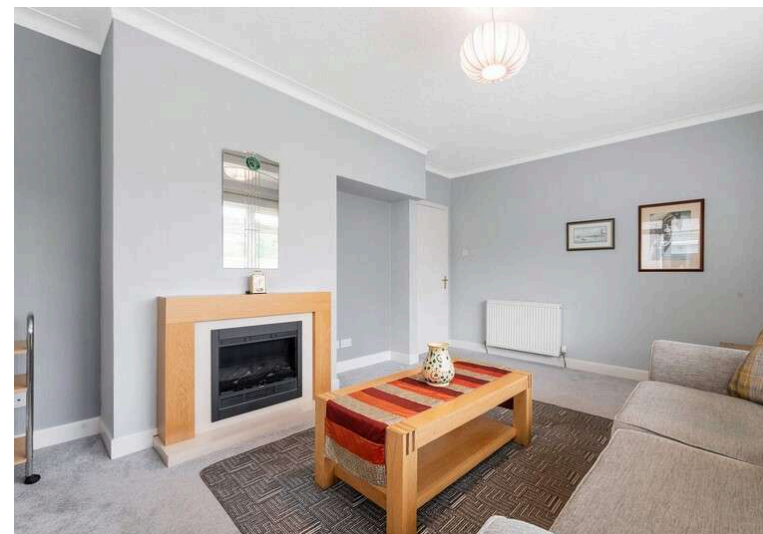
The property is fully double glazed.

## EXTRAS

The property is being sold as seen, all the carpets, curtains, blinds together with any items of furniture are included in the sale price.

## HOME REPORT

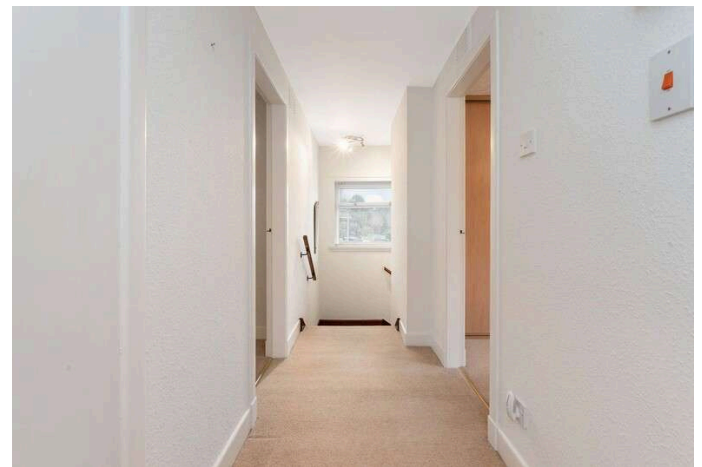
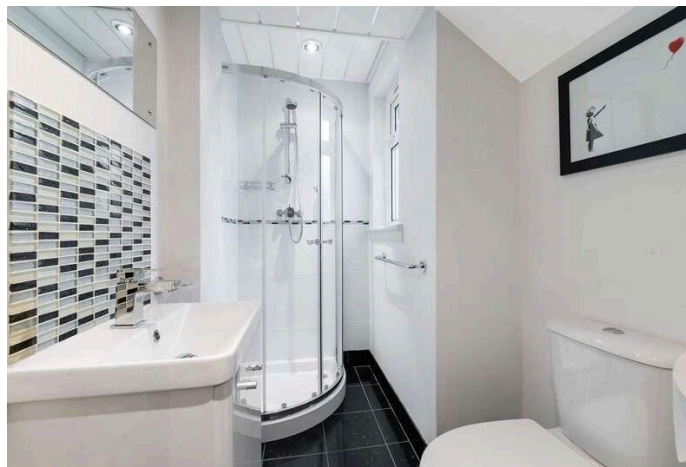
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.























## 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 us at Ross & Connel on 01383 721156

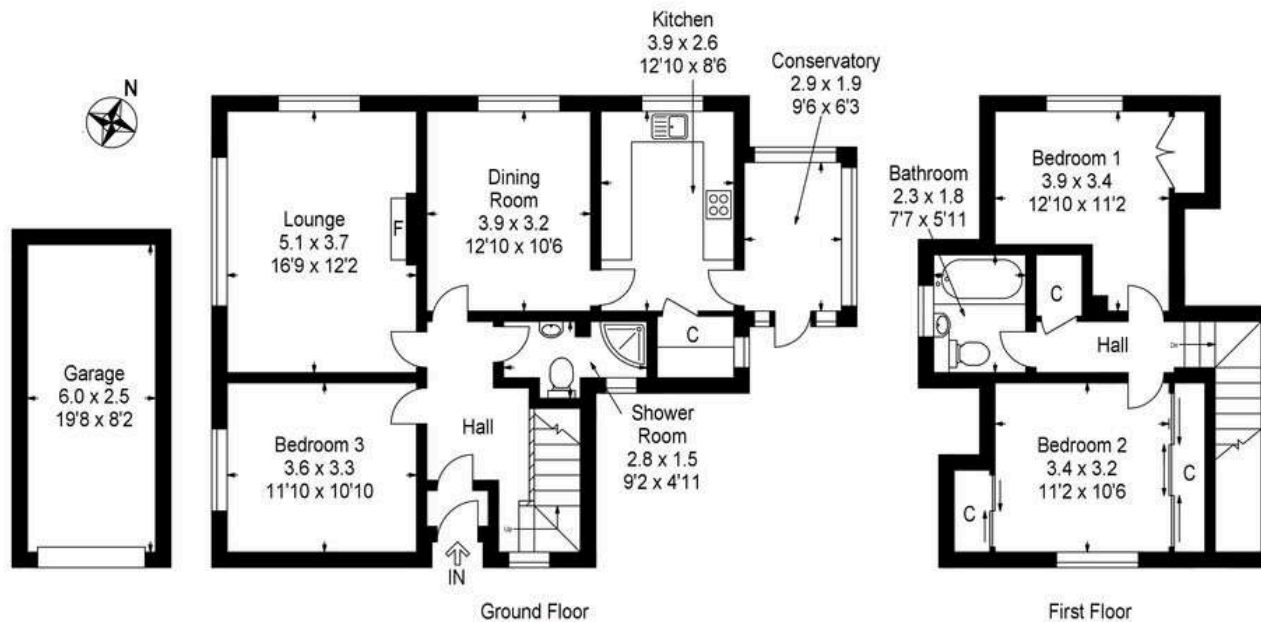
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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.

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: [ismith@ross.connell.co.uk](mailto:ismith@ross.connell.co.uk)



**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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