

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**20 Maree Place, Crossford, KY12 8XU**  
**Offers Over £355,000**





Attractive detached villa enjoying a pleasant cul-de-sac location within the much sought after village of Crossford. Entrance hall. Hall. Lounge. Dining room. Sitting Room. Kitchen/breakfast room. Downstairs WC. Master Bedroom with en-suite shower room. 3 further bedrooms. Family bathroom. Garage. Monoblock driveway. Lovely, well maintained gardens to front and rear. Gas Heating. Double glazed. All categories on home report are 1's. Move in condition. EPC - D



## LOCATION

The property is located in the popular and much sought after village of Crossford which is only one mile west of Dunfermline City Centre. There is an excellent range of local facilities including primary school with nursery amenities, prestigious Golf Club, Four Star Hotel and Leisure Club together with local shop and Post office/Pharmacy for day-to-day necessities. There is also a regular and reliable bus service into Dunfermline where a wider range of shopping, leisure and social facilities can be found. Crossford is also on the main bus route between Dunfermline and Glasgow. Dunfermline is located only five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by ways of motorways to Stirling, Glasgow and the west.

## PROPERTY

- Entrance Vestibule
- Hall
- Lounge
- Sitting Room
- Dining Room
- Breakfasting Kitchen
- Utility Room
- Downstairs WC
- Master Bedroom with En-Suite
- 3 Further Bedrooms all with built in wardrobes
- Family Bathroom
- Garage / Driveway
- Ideal family home
- Cul-de-sac location

## ACCOMMODATION

### Entrance Vestibule

Storage cupboard. Door to hall.

### Hall

Spacious hall with under stairs cupboard. Stairs to the upper level. Doors leading to - sitting room, lounge, dining room, breakfasting kitchen and downstairs WC.

### Sitting Room 3.10 m x 3.00 m / 10'2" x 9'10"

Front facing.

### Lounge 6.7m x 3.81 m / 22' x 12'6"

Double doors leading into a good size lounge with a bay window. There is a feature fireplace with a gas fire.

### Dining Room 4.09 m x 3.20 m / 13'5" x 10'6"

Patio doors to rear garden.

### Breakfasting Kitchen 4.09 m x 3.91 m / 13'5" x 12'10"

Range of fitted units. Built in double oven/grill, hob, cooker hood, dishwasher and fridge. Breakfast bar. Door to utility room.

### Utility Room 2.90 m x 1.70 m / 9'6" x 5'7"

Range of units. Plumbing for washing machine. Door to rear garden.

### WC 1.70 m x 1.60 m / 5'7" x 5'3"

White suite. Part tiled

### Stairs

Leading to upper level.

### Landing

Doors to bedrooms and family bathroom. 2 storage cupboards. Loft hatch.

### Master Bedroom 6.30 m x 3.20 m / 20'8" x 10'6"

Good size master bedroom with built in mirrored wardrobes. Low level storage cupboard. Door to en-suite. Front facing.

### En-suite 2.59 m x 2.11 m / 8'6" x 6'11"

White suite including - shower, wash hand basin, toilet and bidet. Part tiled. Rear facing.

### Bedroom 2 4.19 m x 3.00 m / 13'9" x 9'10"

Built in mirrored wardrobes. Front facing

### Bedroom 3 3.99 m x 2.79 m / 13'1" x 9'2"

Built in wardrobe. Rear facing

### Bedroom 4 3.99 m x 2.39 m / 13'1" x 7'10"

Built in wardrobe. Rear facing

### Family Bathroom 3.10 m x 1.91 m / 10'2" x 6'3"

White suite. Shower over bath. Part tiled. Side facing

### Driveway

Monoblock driveway leading to the garage.

### Garage 5.89 m x 4.39 m / 19'4" x 14'5"

Integral garage with electronically operated door. Rear door to garden.

### Gardens

The property has good size gardens to the front and rear that have been well maintained. The front garden is mainly laid to lawn with a flower bed and borders. There is a gate for side access. The larger rear garden comprises of a well maintained lawn, patio area, shrubs and flower borders which is enclosed by hedges and fencing. Outside water tap.

### HEATING

Gas heating

### GLAZING

Double glazed

### EXTRAS

Blinds and carpets where fitted,

### HOME REPORT

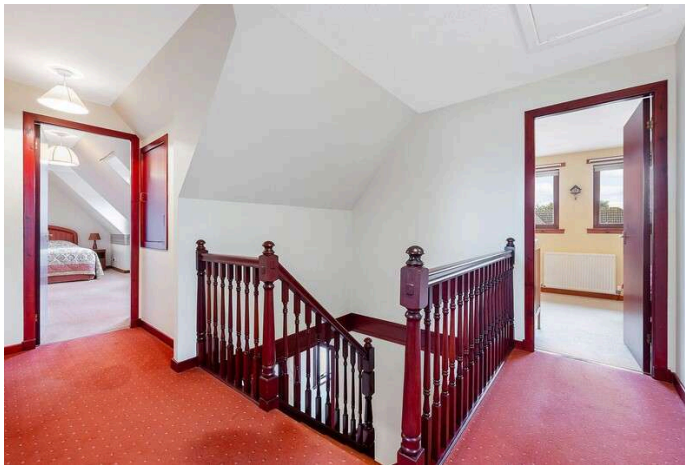
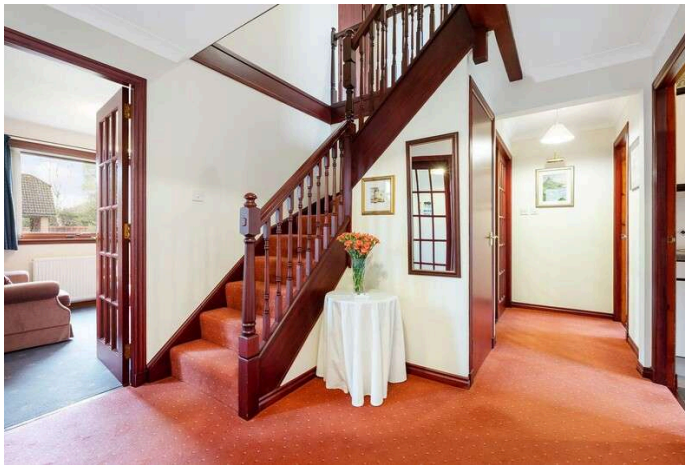
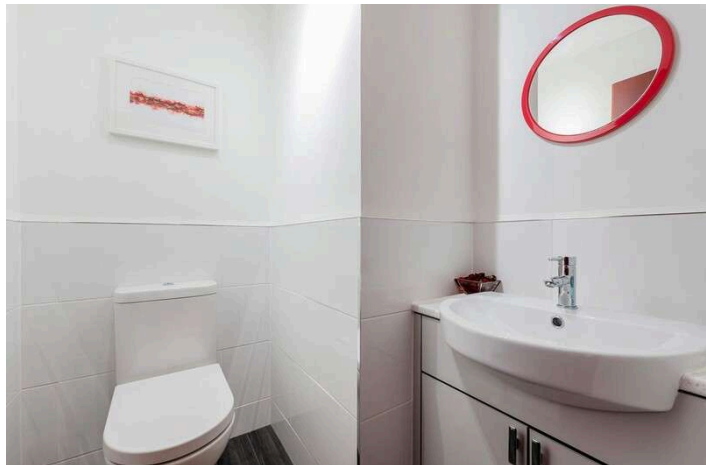
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.





















## VIEWING

Contact Ross & Connel on 01383 721156 or  
ESPC Saturday and Sunday 0131 624 8000

## 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  
Alan Dear at Ross & Connel on 01383 721156

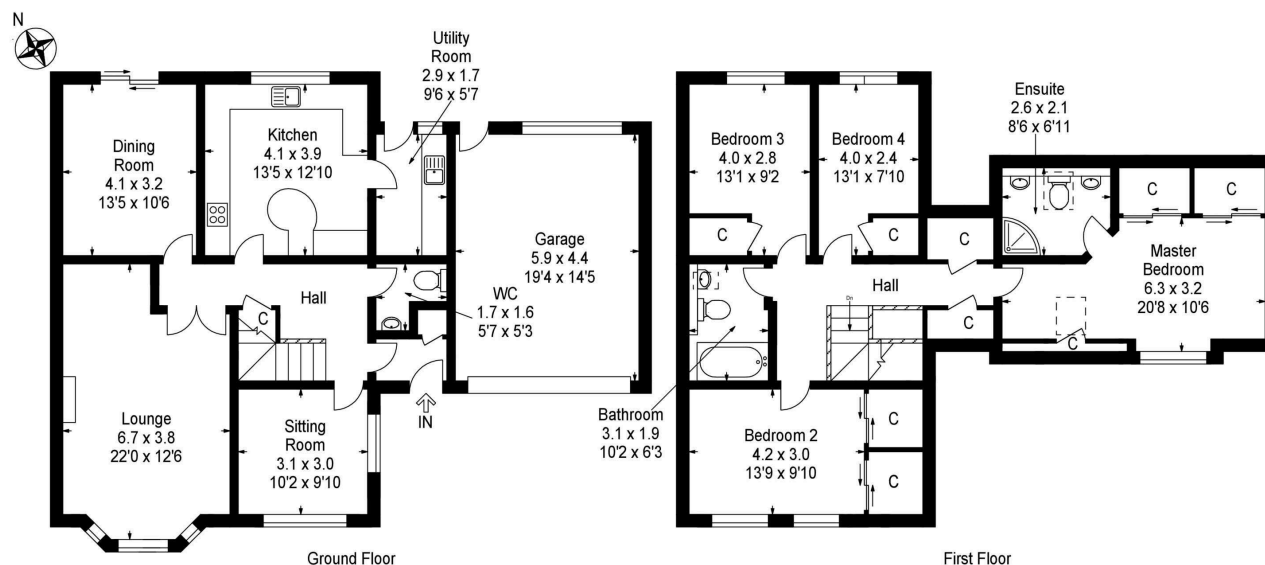
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These particulars are believed to be correct but their accuracy  
is not guaranteed and they do not form any part of contract.

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.

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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. (JD 110927)

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