

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



16 Abbeyview, Crossford, KY12 8NX
Offers Over £265,000



Immaculately presented detached villa enjoying a most pleasant, quiet location within this most desirable village setting. Spacious entrance Hall, Lounge, Large conservatory, Kitchen, Bathroom, Downstairs WC, 3 Double bedrooms, Shower room. Garage. Driveway. Lovely, well proportioned gardens to front, side and rear. Modern decor. Wood finishings. Move in condition. Superb family home. Well proportioned accommodation. Internal viewing highly recommended. EPC - E. Council Tax - E

LOCATION

Abbeyview is a lovely residential street enjoying a quiet location in 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 VILLA

- Spacious entrance hall
- Lounge
- Large conservatory
- Kitchen
- Bathroom
- Downstairs WC
- 3 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Beautiful gardens
- The rear garden backs onto open farmland
- Modern decor
- Wood finishings
- Superb family home

ACCOMMODATION

Spacious Hall

This is a very spacious, welcoming reception hall. Doors to lounge, WC, Bathroom and bedroom 3. Two storage cupboards.

Lounge 6.20 m x 4.40 m / 20'4" x 14'5"

This beautifully proportioned lounge, features a stunning fireplace with living flame gas fire. Patio doors to conservatory. Door to kitchen. Rear.

Kitchen 3.90 m x 2.80 m / 12'10" x 9'2"

A well proportioned kitchen. Door to garden. Side & rear.

Conservatory 4.50 m x 3.50 m / 14'9" x 11'6"

This is a superb addition to this family home. A well proportioned room. Doors to garden.

Bedroom 3 3.60 m x 2.90 m / 11'10" x 9'6"

The third double bedroom is located on the ground floor and is presented used as an office. Front.

Bathroom 1.90 m x 1.50 m / 6'3" x 4'11"

Fitted with a white suite. Front.

WC 1.50 m x 1.30 m / 4'11" x 4'3"

Fitted with a white suite. Side.

Landing

With doors to 2 bedrooms and shower room.

Bedroom 1 3.60 m x 3.50 m / 11'10" x 11'6"

This lovely well proportioned bedroom enjoys the benefit of full width built in wardrobes. Side.

Bedroom 2 3.60 m x 3.30 m / 11'10" x 10'10"

The second double bedroom is also of good proportions and has 2 double built in wardrobes. Side.

Shower Room 2.10 m x 1.90 m / 6'11" x 6'3"

An attractive shower room which is fitted with a modern white suite. Storage cupboard. Rear.

Gardens

This property has beautiful, well established and well maintained areas of garden ground to the front, side and rear.

GARAGE/DRIVEWAY

There is a single garage accessed via slabbed and chipped driveway.

HEATING

The property has gas central heating.

GLAZING

The property has double glazing.

EXTRAS

All the fitted carpets and blinds 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 contact us at Ross & Connel on 01383 721156

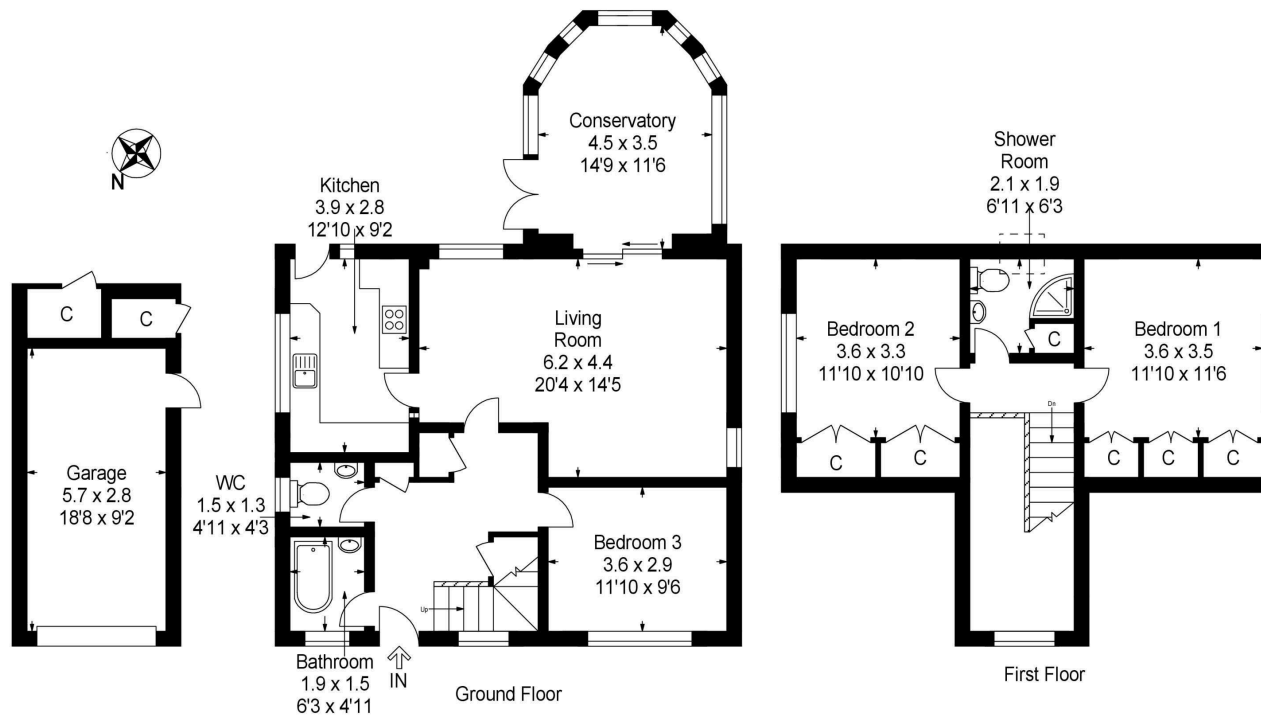
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www.rossconnel.co.uk

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.

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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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