



Malcolm Jack
& Matheson

13 ELLALEEN GROVE
CROSSFORD, KY12 8QQ



Offers Over
£185,000

**HIGHLY DESIRABLE 3 BED SEMI
DETACHED FAMILY HOME IN
SOUGHT-AFTER QUIET ESTATE
WITH GARDEN, DRIVEWAY AND
SINGLE GARAGE.**

**HALL
LOUNGE
KITCHEN
DINING ROOM
3 BEDROOMS
BATHROOM
FRONT AND REAR GARDENS
DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC Rating C**



SITUATION

Crossford is located only 1.5 miles west of Dunfermline City Centre. It offers a well reputed primary school (with nursery facilities), golf course, private fitness centre and local shopping. Regular bus services operate connecting with Dunfermline, Stirling and even Glasgow. For commuters Crossford allows easy access to a fast network of roads leading both west and to Edinburgh itself.

PROPERTY

13 Ellaleen Grove is a spacious 3 bed semi detached family home set within a quiet cul de sac. The property is within easy reach of Crossford's good local amenities, bus, and commuter links.

Internally the property is in move in condition throughout with good sized living space comprising lounge, dining kitchen and a conservatory. There are two double bedrooms, a single bedroom and bathroom. There are excellent storage facilities including a loft and a single

garage. The property also benefits from gas central heating and double glazing throughout.

The property has easy to maintain gardens to the front and rear. The rear garden is enclosed and has an area for sitting and dining during the summer months. There is a driveway leading to a single garage. There is also ample on street parking surrounding the property.



ACCOMMODATION

HALL

Entrance hall with carpeted staircase to upper level. Under stair storage cupboard. Radiator. Carpet.

LOUNGE 4.51m x 3.11m (14'9" x 10'2")

Bright lounge with window to front. Radiator. Laminate flooring.

KITCHEN 3.39m x 2.79m (11'1" x 9'2")

Fully fitted kitchen with integrated sink and drainer. Free standing electric cooker and fridge/freezer. Space for washing machine and tumble dryer. Window to rear. Radiator. Vinyl wood effect flooring.

DINING ROOM 3.36m x 2.62m (11' x 8'7")

Bright dining space overlooking the garden. Door out to garden. Radiator. Laminate flooring.

LANDING 2.51m x 1.83m (8'3" x 6')

Bright landing with window to side. Hatch to loft. Carpet.

BEDROOM ONE 3.97m x 3.37m (13' x 11'1")

Spacious bedroom with ample space for free standing furniture. Window to front. Two separate built in cupboards, one housing the boiler. Radiator. Carpet.

BEDROOM TWO 3.48m x 2.96m (11'5" x 9'9")

Spacious double bedroom with ample space for free standing furniture. Window to rear. Radiator. Carpet.

BEDROOM THREE 2.50m x 1.88m (8'2" x 6'2")

Good-sized single bedroom with window to rear. Radiator. Carpet.

BATHROOM 2.70m x 2.00m (8'10" x 6'7")

White three-piece suite comprising bath, with electric shower, wash hand basin and WC. Opaque window to rear. Heated towel rail. Tiled flooring.

GARDENS AND GROUNDS

The property has easy to maintain gardens to the front and rear. The front garden is laid with lawn with well stocked borders and there is access to the driveway. The rear garden is a good size with lawn, patio for garden furniture and a garden shed.

EXTRAS

All fixtures and fittings are included in the sale. The free-standing electric cooker, fridge/freezer and garden shed are also included in the sale.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

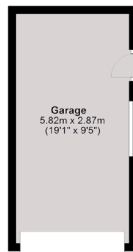
Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

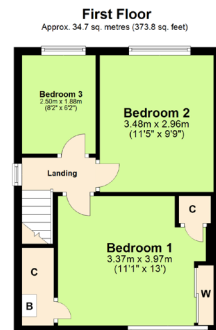
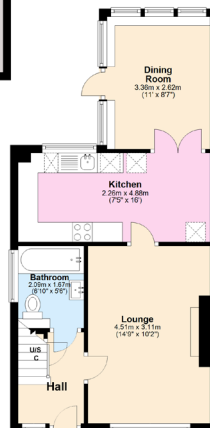
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Garage
5.82m x 2.87m
(19'1" x 9'5")

Ground Floor

Approx. 69.3 sq. metres (636.0 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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