Malcolm Jack & Matheson

13 BALNACRAIG CROSSFORD KY12 8YA



Offers Over £235,000

HIGHLY DESIRABLE 3 BED DETACHED FAMILY HOME IN SOUGHT-AFTER QUIET ESTATE WITH GARDEN AND DRIVEWAY WITH CAR PORT.

HALL
LOUNGE
KITCHEN
DINING ROOM
3 BEDROOMS
SHOWER ROOM
FRONT AND REAR GARDENS
DRIVEWAY WITH CAR PORT
GCH & DG
EPC D



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 Balnacraig is a spacious 3-bedroom detached family home set within a quiet estate. The property is within easy reach of Crossford's good local amenities, school, bus and commuter links.

Internally the property is in move in condition offering bright and spacious family accommodation comprising lounge, dining room, kitchen, three bedrooms and a shower room. The property benefits from gas central heating, good storage facilities and double glazing.

Externally the property has front and rear gardens. The rear garden is beautifully presented and comes with a summer house and potting shed. There is a driveway for 2 + cars with a car port and there is ample on street parking surrounding the property.

ACCOMMODATION

HALL 4.27m x 1.89m (14' x 6'2")

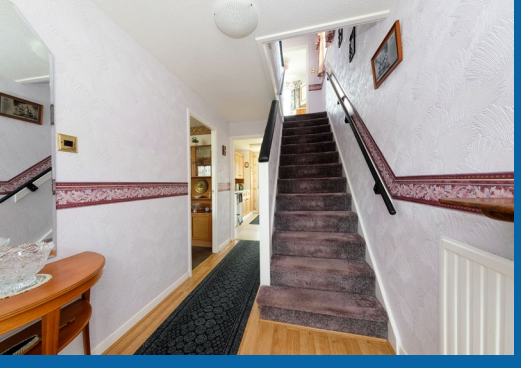
Large hall with carpeted staircase to upper level. Telephone point. Under the stair storage cupboard. Radiator. Laminate flooring.

LOUNGE 4.63m x 4.46m (15'2" x 14'8")

Bright and spacious lounge with window to front overlooking the garden. Fireplace housing electric fire. Radiator. Carpet. Doors through to the dining room.

DINING ROOM 3.36m x 3.22m (11' x 10'7")

A well-lit room with a window to the rear overlooking the garden. Radiator. Serving hatch. Laminate flooring.







KITCHEN 3.34m x 2.72m (10'11" x 8'11")
Fully fitted kitchen with integrated sink and drainer. Window to side. Door leading out to the garden. Free standing gas cooker, freezer, fridge, washing machine, and tumble dryer. Serving hatch. Vinyl tile effect flooring.

LANDING 2.55m x 1.89m (8'4" x 6'2")
Bright landing with window to side. Hatch to loft. Built in shelved storage cupboard. Carpet.

BEDROOM ONE 4.46m x 3.28m (14'8" x 10'9")
Exceptionally spacious master bedroom with storage unit consisting of two double wardrobes and drawers. Built in airing cupboard housing the boiler and water tank. Window to front. Radiator. Carpet.

BEDROOM TWO 3.75m x 2.85m (12'4" x 9'4")
Spacious double bedroom with ample space for free standing furniture. Built in storage cupboard with hanging rail and shelving. Window to rear. Radiator. Carpet.

BEDROOM THREE 3.08m x 2.48m (10'1" x 8'2")
Good-sized single bedroom with window to front. Built in storage cupboard. Radiator. Carpet.

SHOWER ROOM 1.97m x 1.93m (6'6" x 6'4")
Fully tiled white three-piece suite comprising walk in shower with mixer shower, wash hand basin and WC. Opaque window to rear. Heated towel rail. Carpet tile flooring.

GARDENS AND GROUNDS
The property has beautiful well-maintained gardens to the front and rear. The front garden is laid with lawn and well stocked borders. There is a monobloc driveway for 2+ cars with a car port and there is also ample on street parking surrounding the property.

The rear garden has been well loved over the years and displays a large collection of plants and flowers. There are areas of lawn, a patio area for garden furniture, a summer house, and a potting shed.

EXTRAS
All fixtures and fittings are included in the sale together with the integrated items in the kitchen. The free-standing gas cooker, freezer, fridge, washing machine, and tumble dryer are also included in the sale. The items of furniture will be sold through separate negation.

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.

As this is an executry sale we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

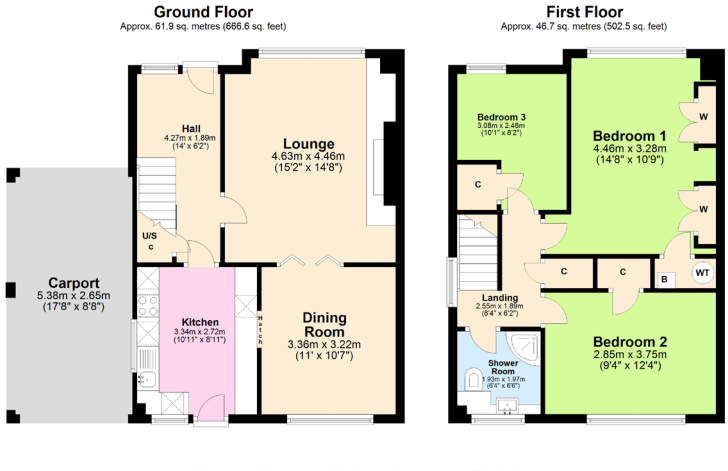
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.











Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustration 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
Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

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