



Malcolm Jack
& Matheson

**3 DUNVEGAN COURT
CROSSFORD, KY12 8YL**



**OFFERS OVER
£170,000**

**HIGHLY DESIRABLE 2 BED
DETACHED FAMILY HOME IN
SOUGHT-AFTER QUIET ESTATE
WITH SOUTH FACING REAR
GARDEN AND DRIVEWAY.**

**HALL
OPEN PLAN LOUNGE
DINING ROOM AND KITCHEN
2 DOUBLE BEDROOMS
BOX ROOM/STUDY
BATHROOM
SOUTH FACING
REAR GARDEN
DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC 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

3 Dunvegan Court is a spacious 2-bedroom semi-detached family home set within a quiet cul de sac. 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 hall, open lounge, dining room and kitchen, box room/study, two double bedrooms and a bathroom. 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 South facing, beautifully presented and comes with a summer house. There is a driveway for 2 + cars leading to a single garage. There is ample on street parking surrounding the property.

ACCOMMODATION

HALL 2.17m x 1.68m (7'2" x 5'6")

Welcoming hallway with staircase. Small under the stair cupboard housing the meters. Radiator: Carpet.

LOUNGE 4.52m x 3.00m (14'10" x 9'10")

Bright and spacious lounge with window to front overlooking the garden. TV point. Radiator: Laminate flooring.

DINING ROOM 2.37m x 2.31m (7'9 x 7'7")

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



KITCHEN 2.60m x 2.37m (8'6" x 7'9")

Fully fitted kitchen with integrated sink and drainer; gas hob (not working), oven and cooker hood. Door leading out to the garden. Free standing fridge and washing machine. Tiled flooring.

LANDING 2.55m x 1.89m (8'4" x 6'2")

Bright landing with window to side. Hatch to loft. Built in cupboard housing the boiler. Carpet.

BEDROOM ONE 3.88m x 3.45m (12'9" x 11'4")

Exceptionally spacious master bedroom with fitted double wardrobe. Built-in cupboard which could be used as a wardrobe. Window to front. Radiator: Carpet.

BEDROOM TWO 3.47m x 2.82m (11'5" x 9'3")

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

BOX ROOM/STUDY 2.25m x 1.68m (7'5" x 5'6")

Window to side. Telephone point. Radiator: Carpet.

BATHROOM 2.48m x 2.00m (8'2" x 6'7")

Three-piece suite comprising bath with electric shower; wash hand basin and WC. Opaque window to rear: Wall mounted bathroom cabinet. Radiator: Laminate flooring.

GARDENS AND GROUNDS

The property has gardens at the front and rear. The front garden is split into two sections and provides access to a driveway for 2+ cars. The rear garden is South facing with an area of lawn, patio, decking and a summer house. There is a single garage and ample on-street parking surrounding the property.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated items in the kitchen and the summer house. The free-standing fridge, freezer (in the box room) and washing machine are also included in the sale. Please note the gas hob is not working.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

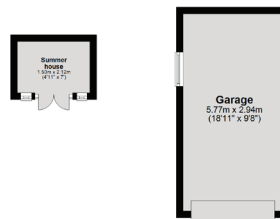
Entry by mutual arrangement.

OFFERS

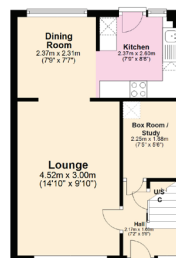
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing us at property@malcolmjack.co.uk.

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.

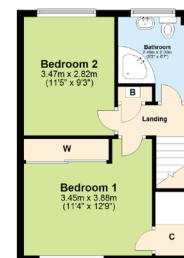
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor
Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor
Approx. 34.4 sq. metres (370.2 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

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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