



Stevenson Marshall
Property & Law

Anvil Cottage & The Old Smiddy
66-68 Main Street, Crossford, KY12 8NJ

Offers in the region of £290,000

Anvil Cottage & The Old Smiddy

Fully renovated throughout, this charming end terraced cottage dates back to around 1850 with extensive mature garden ground to rear, large stone built garage/workshop to front and most impressive annex to side (The Old Smiddy), which is currently used a popular holiday rental apartment.

The cottage itself boasts a flexible internal layout all on one level with includes, an entrance vestibule, reception hallway, large dining lounge, luxury dining kitchen (with appliances and French doors to garden), three good sized bedrooms and contemporary four piece bathroom. Gas central heating is installed (boiler less than 1 year old) with fresh decor throughout, double glazing, good storage and pleasant woodland outlooks to rear.

Also fully renovated, the self-contained annex offers an open plan dining lounge with fitted kitchen and feature expose stone wall to side, double bedroom to rear (with French doors to private patio area) and modern shower room.

Gas central heating is installed and all windows are fully double glazed. Check out www.airbnb.com and search for The Old Smiddy for more information on this wonderfully successful holiday let. The Old Smiddy could also be utilised as a 'Granny flat' or an extension of Anvil Cottage.





Room sizes and accommodation

Anvil Cottage

End terraced Cottage

Entrance vestibule

Reception hallway

Dining lounge 5.55m x 6.03m (18'2 x 19'9)

Dining kitchen 4.57m x 3.17m (15'0 x 10'4)

Bedroom 1 5.13m x 3.15m (16'10 x 10'4)

Bedroom 2 4.27m x 3.87m (14'0 x 12'8)

Bedroom 3 4.25m x 2.93m (13'11 x 9'7)

Four piece bathroom 2.97m x 2.01m (9'9 x 6'7)

The Old Smiddy

Lounge/open kit 4.23m x 3.68m (13'10 x 12'1)

Double bedroom 3.54m x 2.71m (11'7 x 8'11)

Shower room 1.25m x 1.53m (4'2 x 5'0)

Garage & workshop

11.95m x 3.43m (39'0 x 11'3)



Anwil Cottage & The Old Smiddy

The stunning mature garden to rear enjoys a large well-manicured lawn, a host of trees including mature fruit trees, patio area, greenhouse and brand new summer house (with light and power). The driveway to front and large garage (with ceramic sink, power, light and workshop) provide ample off street parking for vehicles. The garage also offers excellent conversion potential (subject to planning).

66-68 Main Street is located in the heart of 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. Regular bus services operate closely 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.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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