



Stevenson Marshall
Property & Law

4 Knowehead Road
Crossford, KY12 8PQ

Offer over £260,000

4 Knowehead Road, Crossford

A bright and spacious detached bungalow with superb mature garden grounds to front and rear.

Accommodation comprises:- reception hallway, dining lounge, kitchen, three bedrooms and four piece bathroom.

Gas central heating and double glazed windows are installed throughout. There is excellent storage, a flexible internal layout and pleasant outlooks to rear.





Room sizes and accommodation

Entrance hallway

Dining lounge

6.68m x 5.26m (21'11 x 17'3)

Kitchen

4.09m x 3.82m (13'5 x 12'5)

Bedroom 1

4.46m x 3.66m (14'6 x 12'0)

Bedroom 2

4.14m x 3.06m (13'7 x 10'1)

Bedroom 3

3.24m x 2.16m (10'7 x 7'1)

Four piece bathroom

3.77m x 1.87m (12'4 x 6'2)



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The mature gardens boast an extensive lawn, drying facilities, many trees, patio area, maximum privacy and scope to extend (subject to planning). A garage and driveway to front provide ample off street parking for several vehicles.

Crossford is an almost exclusively residential village found only two miles due west of Dunfermline City Centre. It has an excellent reputation with purchasers of all age groups and offers hotels, private leisure centre (with swimming pool), well reputed primary school (with nursery facilities), local shopping and golf course. Regular bus services operate connecting Crossford to Dunfermline, Edinburgh, Stirling and Glasgow. For commuters there is easy access to a fast network of roads and Dunfermline Railway Station is approximately two miles away.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



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 and 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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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.