



40 Lundin Road, Crossford, KY12 8PN  
Offers Over £450,000







We are delighted to bring to the market this truly exceptional detached bungalow enviably positioned on an elevated location within the sought after West Fife village of Crossford. Rarely available to the market the property and grounds boast stunning countryside views from every aspect. There is a detached double garage and further six car garage. The two bow windows provide so much natural light making this a truly idyllic setting. This deceptively spacious home is beautifully presented and a credit to the present owners with quality fixtures and fittings throughout. The subjects briefly comprise entrance vestibule, reception hall, lounge, dining kitchen with appliances and separate utility room, Three double bedrooms one with En-suite, Dining room/fourth bedroom and and four piece family bathroom. Excellent storage and attic. The gardens and grounds are beautifully maintained and well stocked with patio and seating areas. There is a feature summerhouse and potting shed attached to double garage. The driveway gives access for several vehicles.





## LOCATION

The property is located in the popular and much sought after village of Crossford which is only one mile west of Dunfermline City Centre. There is an excellent range of local facilities including primary school with nursery amenities, prestigious Golf Club, Four Star Hotel and Leisure Club together with local shop, bakers and post office/chemist for day-to-day necessities. There is also a regular and reliable bus service into Dunfermline where a wider range of shopping, leisure and social facilities can be found. Dunfermline is located only five miles from the Forth Road Bridges and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by ways of motorways to Stirling, Glasgow and the west.

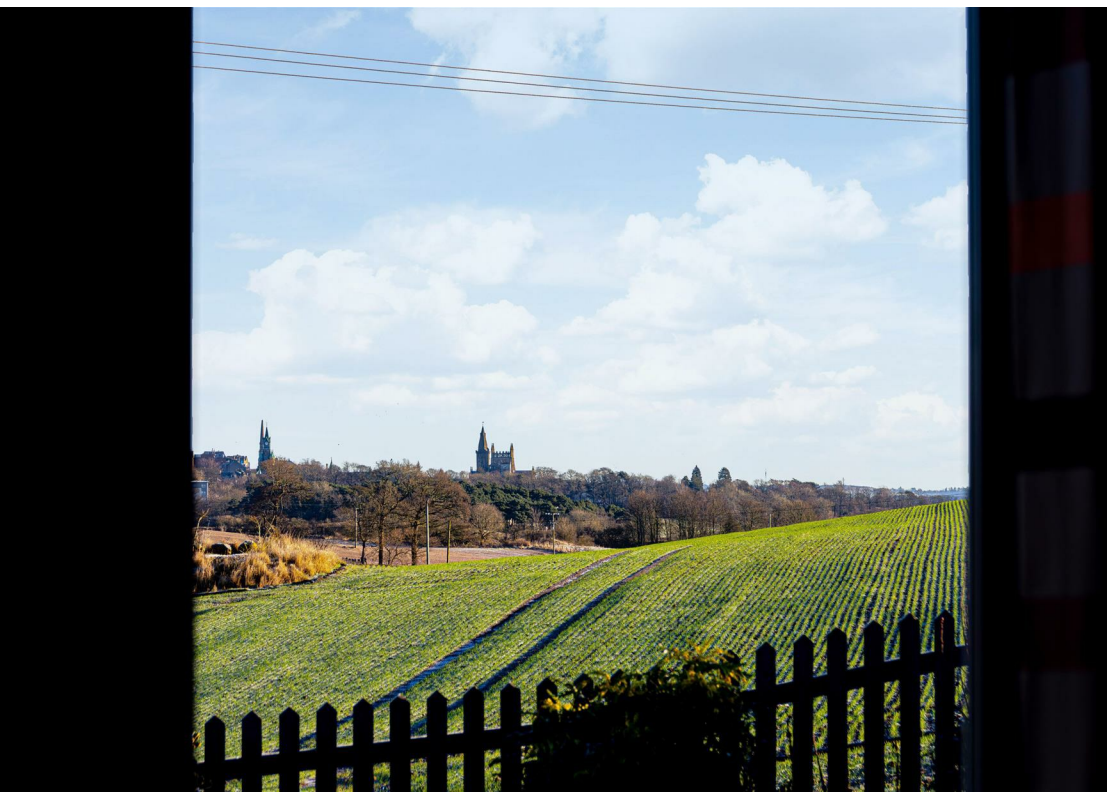
## EXTRAS INC. IN SALE/ AGENTS NOTE

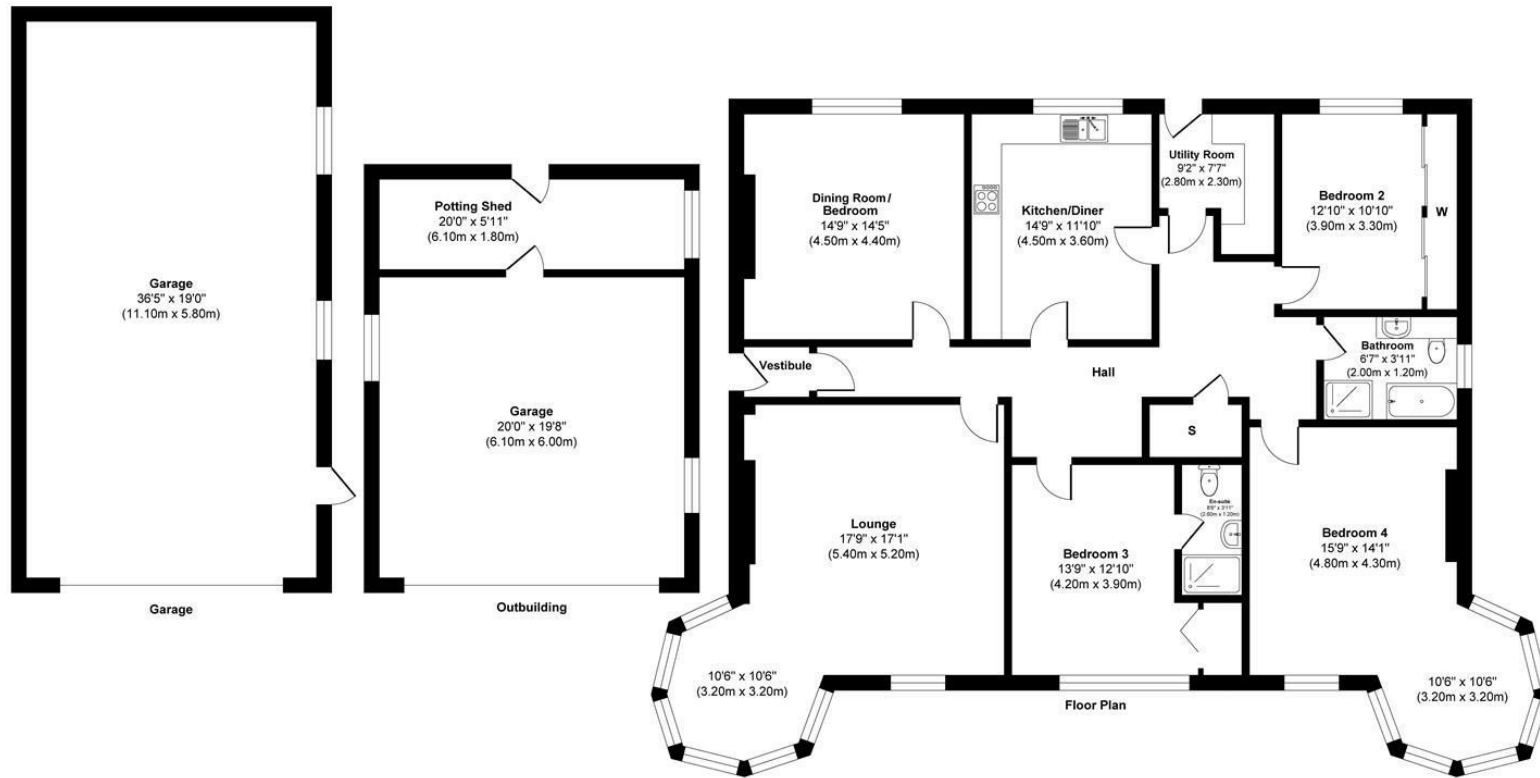
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and outbuildings.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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