



Malcolm Jack
& Matheson

Chris-Lynn, 4 Knockhouse
Road, Crossford KY12 8PX



OFFERS OVER
£325,000

**FOUR BED DETACHED HOME IN
THE HEART OF CROSSFORD.
LARGE REAR GARDEN. DRIVEWAY
AND DOUBLE GARAGE.**

**ENTRANCE HALL
LOUNGE
KITCHEN DINER
UTILITY ROOM
FOUR DOUBLE BEDROOMS
SHOWER ROOM
BATHROOM
DOWNSTAIRS WC
GARDENS
DRIVEWAY
DOUBLE GARAGE
AMPLE ON STREET PARKING
GAS FIRED WARM AIR CENTRAL
HEATING
EPC E**



SITUATION

Crossford is conveniently located just 1.5 miles west of Dunfermline city centre. The village offers a well-regarded primary school with nursery facilities, a golf course, private fitness centre, and a range of local shops. Regular bus services provide connections to Dunfermline, Stirling, and Glasgow. For commuters, Crossford offers excellent road links both westward and towards Edinburgh, ensuring quick and easy access to key destinations.

PROPERTY

Chris-Lynn is a four-bedroom detached home, ideally situated in the heart of Crossford.

The property offers excellent potential to create a fantastic family home. The accommodation is well proportioned throughout and comprises a welcoming

entrance hall, generous lounge, large fully fitted kitchen/diner, utility room, four double bedrooms, a modern downstairs shower room, family bathroom and additional downstairs WC.

Further benefits include gas-fired warm air central heating, double glazing and ample storage space throughout.

Externally, the property enjoys private garden areas to the front, side and rear, providing a range of outdoor spaces ideal for relaxing or entertaining. A large driveway leads to a double garage, while ample on-street parking is also available to the front of the property.

ACCOMMODATION

ENTRANCE VESTIBULE

Large open hallway with staircase. Carpet.

LOUNGE 6.70M X 4.30M (22'0 X 14'1)

Access from a small flight of steps from the hallway this a bright and exceptionally spacious lounge with a sliding doors out to the side garden. Fireplace. Carpet. Two steps lead into the kitchen diner.

KITCHEN 5.40MX 4.80M (17'9 X 15'9)

Large fully fitted kitchen diner with large window overlooking the rear garden. Includes integrated sink and drainer and integrated cooker hood. Freestanding electric cooker, dishwasher, fridge, and microwave. Fully fitted display cabinet in the dining area. Tiled flooring



UTILITY ROOM

Built in storage cabinets. Door leading out to the garden at the side. Fitted wall and base units. Integrated sink and drainer. Free standing freezer, washing machine and tumble dryer. Window out to the rear garden and door leading out to the rear garden. Vinyl wood effect flooring.

WC

Two-piece suite. Opaque window to the side. Vinyl wood effect flooring

SHOWER ROOM

Fitted three-piece suite comprising walk in shower with mixer shower, wash hand basin, and WC. Wall mounted mirrored storage cabinet. Extractor fan. Fully tiled.

BEDROOM 4.30M X 3.20M (14'1" X 10'6")

Generous double bedroom with twin windows to the rear. Carpet.

LANDING

Built in cupboard housing the water tank. Additional built in storage cupboards. Hatch to the roof space. Carpet.

BEDROOM 4.40M X 4.00M (14'5" X 13'1")

Generous double bedroom with twin windows to the front. Built in wardrobes. Carpet.

BEDROOM 4.40M X 3.00M (14'5" X 9'10")

Spacious double bedroom with twin windows. Built in wardrobes. Window to the rear. Carpet.

BEDROOM 3.00M X 2.90M (9'10" X 9'6")

Third double bedroom with window to the front. Carpet.

BATHROOM

Fitted three-piece suite comprising a bath with shower attachment, wash hand basin, and WC. Opaque window to the rear. Tiled flooring.

GARDENS AND GROUNDS

Externally, the property benefits from generous garden grounds, with a monobloc driveway and lawn to the front, providing access to a double garage. The garage has power and features a built-in cupboard housing the gas-fired warm air heating system.

To the side of the property is a slabbed, enclosed area of garden, which provides access to the front of the property.

To the rear, there is a large, enclosed garden, mainly laid with slabs for ease of maintenance. The garden also benefits from a dedicated area for drying clothes and provides an ideal space for relaxing or entertaining outdoors.

Ample on-street parking is available to the front of the property.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing electric cooker, the dishwasher, the fridge, the washing

machine, the tumble dryer, and the freezer are also included in the sale.

VIEWING

By appointment. 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 by emailing 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.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

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



Approximate Gross Internal Area = 161.9 sq m / 1743 sq ft
 Garage = 19.9 sq m / 214 sq ft
 Total = 181.8 sq m / 1957 sq ft

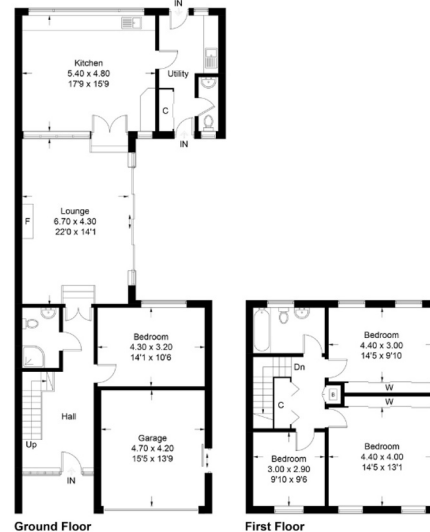


Illustration for identification purposes only.
 measurements are approximate, not to scale. (01332442) paul@malcolmedia.com

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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