

# 1 Lundin Road

CROSSFORD, DUNFERMLINE, KY12 8PJ



*INDIVIDUALLY BUILT FIVE/SIX BEDROOM FAMILY  
HOME IN IMMACULATE ORDER THROUGHOUT*



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McEwan Fraser Legal are delighted to present this truly outstanding executive family home, offering an exceptional blend of elegance, generous proportions and contemporary family living. Immaculately presented throughout, this impressive property boasts an abundance of versatile accommodation, beautifully appointed reception spaces and superb outdoor amenities. With enclosed rear gardens, extensive off-street parking for up to six vehicles and an integrated double garage, this is a home that effortlessly combines style, comfort and practicality.

The property welcomes you with a spacious entrance hall, setting the tone for the impressive accommodation that follows. The magnificent living room provides an elegant and inviting environment for relaxation, with ample space for comfortable furnishings and entertaining family and friends.





A substantial separate dining room offers the perfect setting for formal dining, special occasions and family gatherings. Generously proportioned and beautifully presented, this room provides an excellent space in which to entertain while enjoying the home's wonderful sense of space.





The well-appointed kitchen is complemented by a dedicated breakfast nook, creating a practical and sociable environment for everyday family life. The adjoining utility room offers valuable additional functionality, helping to keep household tasks separate from the main living areas. A convenient ground-floor WC and a selection of useful storage cupboards further enhance the practicality of this impressive home.

One of the property's particularly appealing features is the delightful sun room, providing a versatile additional reception space that can be enjoyed throughout the year. Whether used as a peaceful retreat, a relaxed sitting area or a place to enjoy views across the garden, this room further enhances the home's exceptional living accommodation.





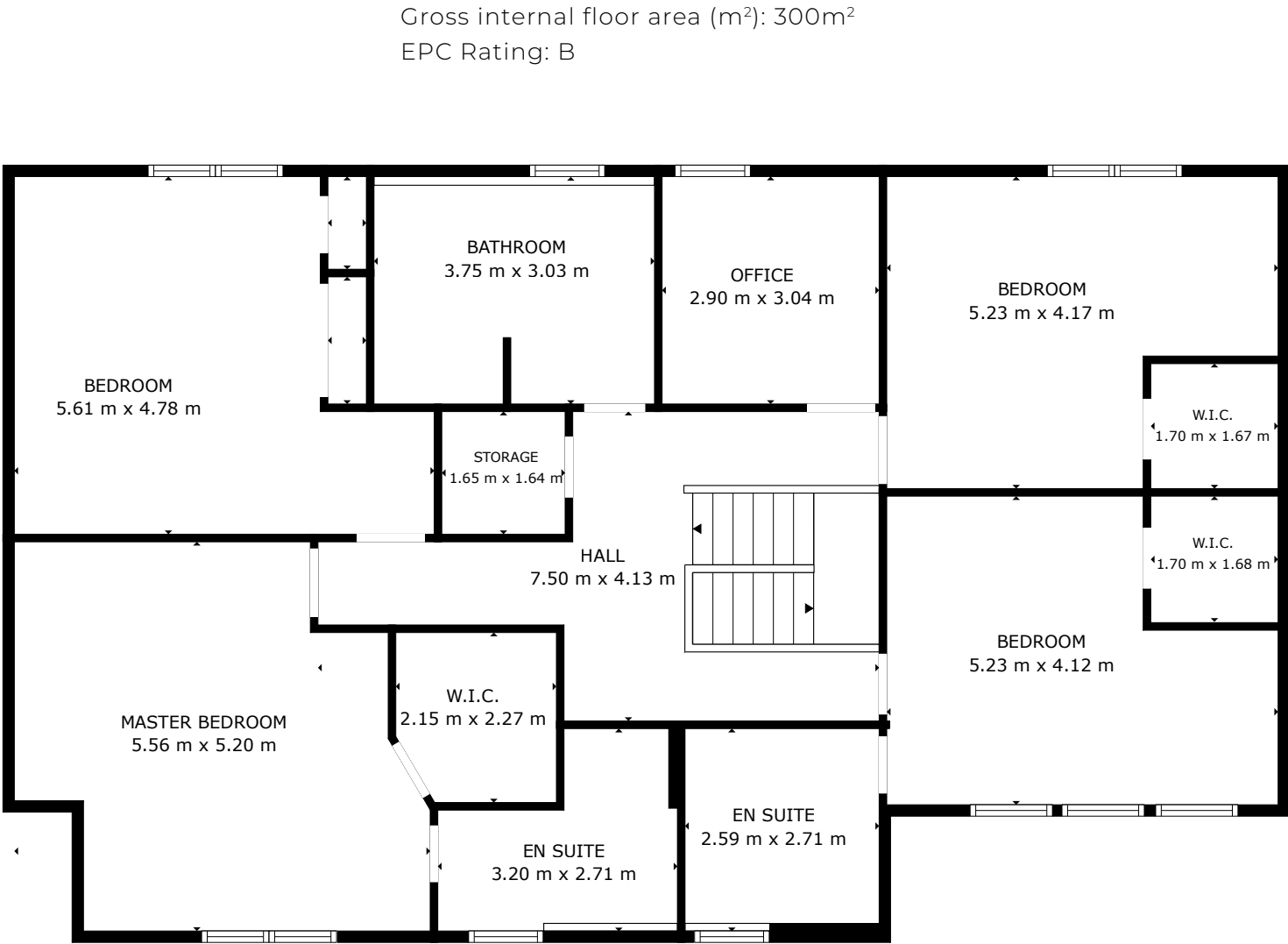
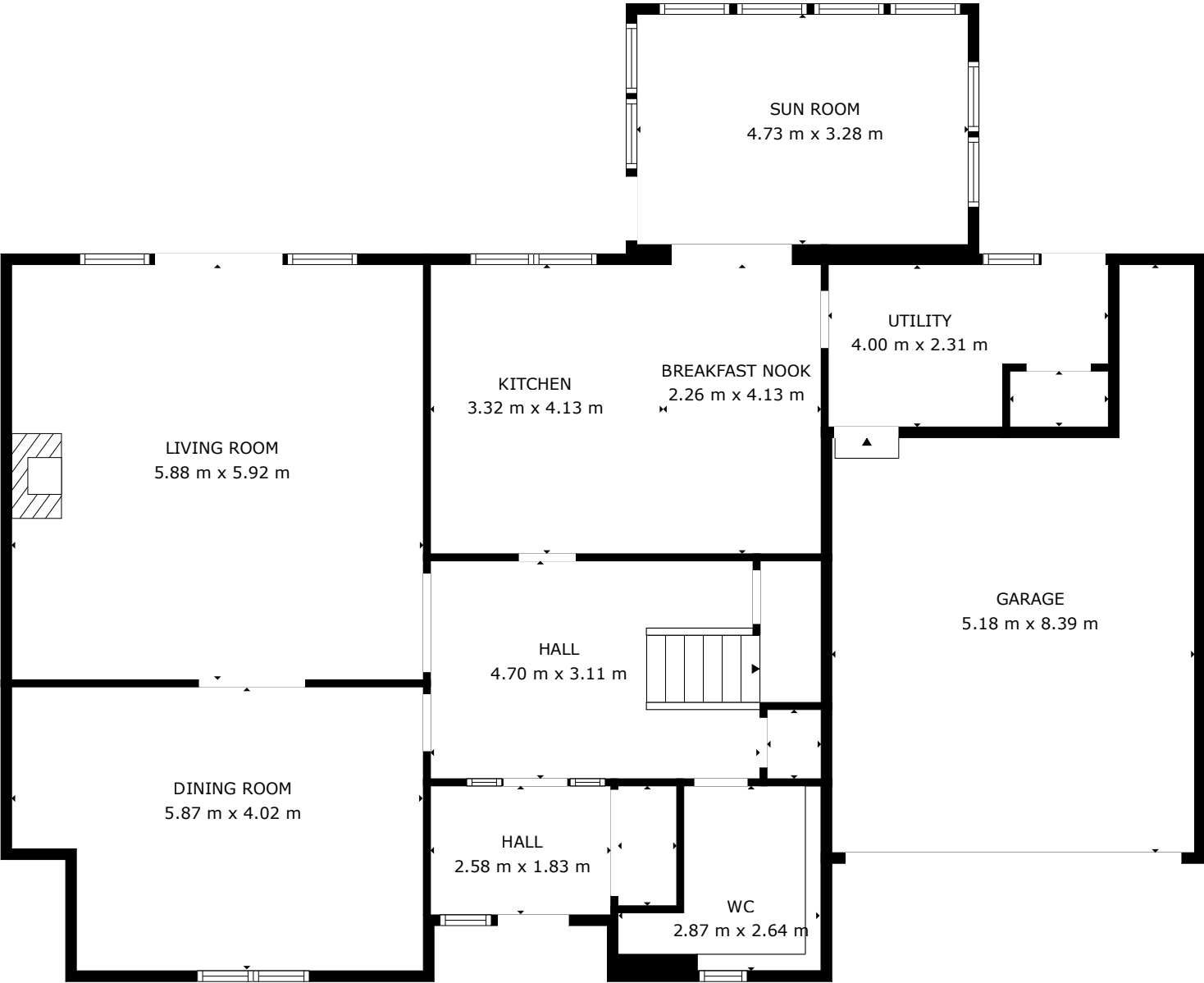
The upper level continues to impress, offering five well-proportioned bedrooms ideally suited to modern family living. Two of the bedrooms benefit from their own en-suite facilities and walk-in wardrobes, creating luxurious private retreats with excellent dressing and storage space. The three remaining bedrooms are all generous doubles, offering superb flexibility for family members, guests or those requiring dedicated home-working space.

Completing the upper-level accommodation is an impressive four-piece family bathroom, providing a well-appointed setting for the household's everyday needs. Ample storage throughout the property further enhances its appeal, ensuring that practicality is seamlessly combined with the generous proportions and executive character of the home.











Externally, the property continues to impress, with enclosed rear gardens offering a private and secure outdoor environment for families, children and pets to enjoy. The gardens provide an excellent setting for outdoor entertaining, summer dining and relaxation, creating a wonderful extension to the interior living space.

Parking is a significant advantage, with extensive off-street parking for up to six vehicles, complemented by an integrated double garage. This superb provision will appeal to larger households, motoring enthusiasts and those requiring additional space for vehicles, hobbies or storage.

Presented in truly immaculate condition throughout, this exceptional executive residence represents a superb opportunity for the discerning purchaser seeking a spacious, high-quality family home that is ready to move into and enjoy from day one. Combining generous accommodation, versatile reception rooms, private enclosed gardens and outstanding parking facilities, this is a property that delivers on every level.

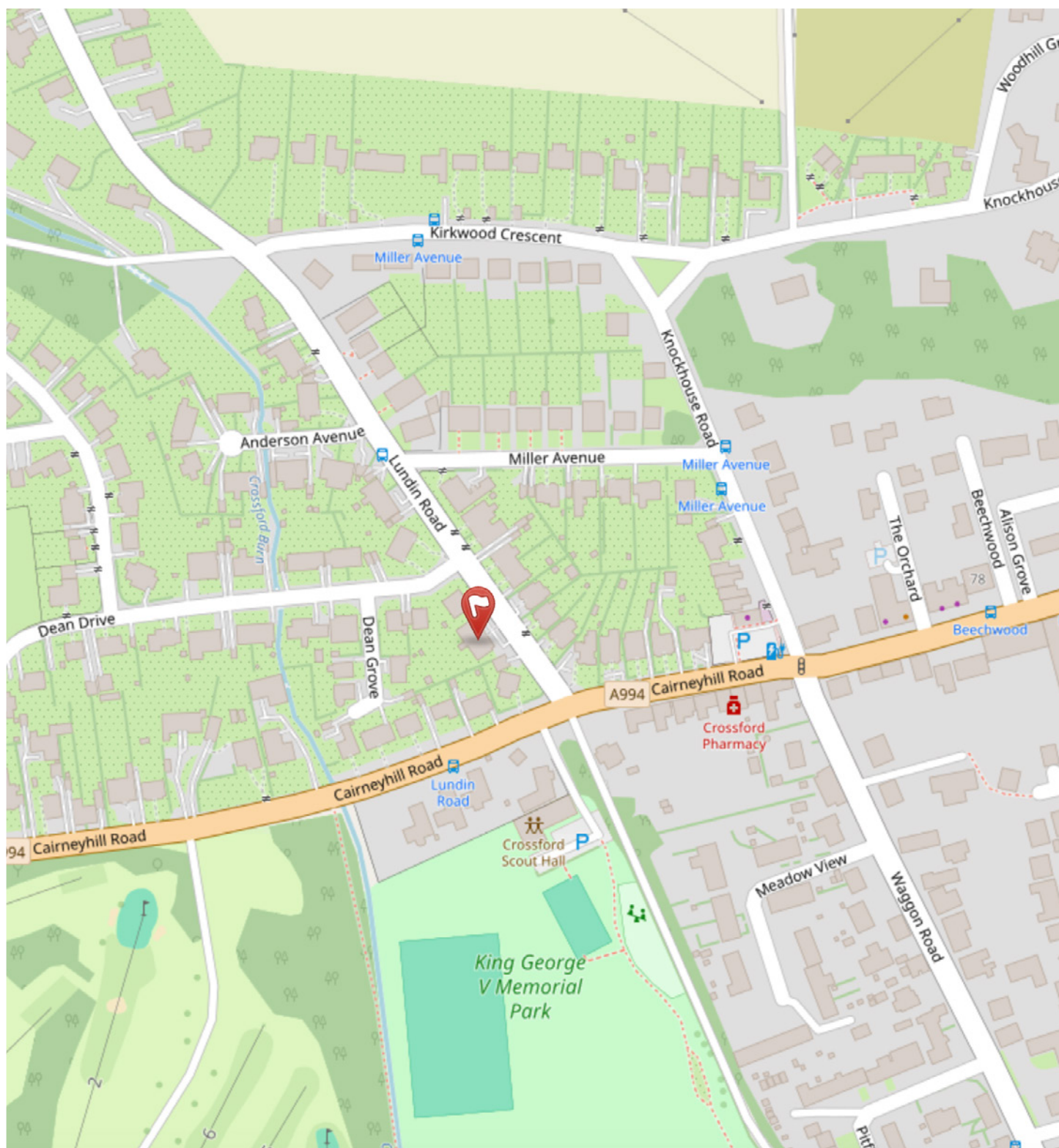
Early viewing is highly recommended to fully appreciate the quality, space and executive appeal of this outstanding family home.



Situated in the highly regarded village of Crossford, Fife, the property benefits from a strong combination of local amenities, schooling and accessibility. The village is served by Crossford Primary School, with secondary education available at Queen Anne High School, both well regarded and key factors for family buyers.

Local amenities include convenience shops, cafés and everyday services, while a wider range of retail and leisure facilities can be found in nearby Dunfermline.

Transport links are excellent, with easy access to the M90 providing connections to Edinburgh, Perth and beyond. Public transport services operate locally, supporting straightforward commuting and access to surrounding areas. The village continues to be a popular choice due to its community feel, accessibility and quality of life.



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