

# 5

5 Rannoch Drive  
Crossford  
KY12 8XP

maloco + associates are delighted to present to the market this beautifully presented and carefully extended semi-detached villa situated within a prime residential family location. The property is presented to the market in excellent decorative order and is entered via a reception hall with stairs leading to the upper level.

The lounge is pleasantly located to the front of the property with double doors leading to the modern dining kitchen to the rear. Beyond the dining area there is a separate family area and a utility room with a door leading directly to the rear gardens. Also to the ground floor level is bedroom number three/study.

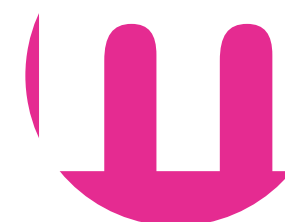
**OFFERS AROUND: £137,000**



maloco +  
associates

*a winning team*

solicitors + estate agents



#### GENERAL DESCRIPTION CONTINUED

To the upper level there are two good sized double bedrooms with the modern and stylish bathroom comprising of WC, wash hand basin and bath with overhead shower and stylish splash back tiling completes the accommodation on offer.

The property further benefits from a gas fire central heating system and double glazing and there are well maintained garden grounds to both front and rear which are mainly laid to lawn with decorative shrubs and borders.

To the rear of the garden is a raised decking area which is an ideal sun spot. Off street parking is provided by way of a driveway leading to a single garage with up and over door and a side door leading directly to the rear gardens.

In summary this is an excellent opportunity to acquire a substantial family home in a most desirable area and early viewings are recommended.





**ACCOMMODATION**

<b>LOUNGE</b>	14'8" X 9'10"
<b>DINING KITCHEN</b>	16'1" X 7'7"
<b>FAMILY AREA</b>	6'2" X 6'4"
<b>UTILITY ROOM</b>	5'7" X 7'1"
<b>BEDROOM THREE/STUDY</b>	7'3" X 5'5"
<b>BEDROOM ONE</b>	12'8" X 11'4"
<b>BEDROOM TWO</b>	11'3" X 9'2"
<b>BATHROOM</b>	8'11" X 6'6"
<b>GARDENS AND GROUNDS</b>	
<b>DOUBLE GLAZING</b>	
<b>CENTRAL HEATING</b>	

**EXTRAS TO BE INCLUDED IN THE SALE PRICE**

All fitted carpets and floor coverings, light fittings, blinds, gas oven, hob and extractor hood, feature garden lighting, partial underfloor heating, the integral fridge and integral dishwasher.

**VENDORS**

Clients of maloco + associates

**VIEWING**

Strictly by appointment through maloco + associates, Telephone 01383 629720.

**OPENING HOURS**

Monday - Friday 9.00am - 5.00pm Saturday 9.30am - 12.30pm

**LOCATION**

Rannoch Drive is situated within the village of Crossford which is an ideal commuter base for those travelling to north and south of the Forth bridge and also the Kincardine bridge. Within the village itself there is local shopping for every day requirements, a local primary school and an excellent selection of outdoor walks. Within Dunfermline itself there is a wider range of shopping facilities including the Kingsgate covered shopping centre and a good selection of supermarkets and superstores throughout.

**TRAVEL DIRECTIONS**

Travelling from Dunfermline proceed in a westerly direction towards the village of Crossford. On entering Crossford turn left at the traffic lights into Waggon Road and first right into Hunt Drive. Turn first left into Rannoch Drive where number 5 is indicated by our For Sale Board.

**OFFERS**

Offers should be submitted in writing to:-

**maloco + associates**  
**Solicitors & Estate Agents**  
 6/8 Bonnar Street  
 DUNFERMLINE  
 KY12 7JR

Telephone (01383) 629720  
 FAX (01383) 621333  
 LP 32, Dunfermline



Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

**VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?**

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation. Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

