



10 Orchard Grove, Crombie, Dunfermline, Fife, KY12 8JP

Beautifully Presented, Three-Bedroom, Semi-Detached Home with Garden, Driveway & Garage

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Property Description

Set within a peaceful cul-de-sac in the desirable, leafy village of Crombie, southwest of Dunfermline, this beautifully presented three-bedroom semi-detached villa offers excellent outdoor space, including a generous private garden, driveway, and garage.

Comprises an entrance vestibule, hallway, living room, dining/kitchen, three bedrooms, a shower room, and a ground-floor WC.

Highlights include a modern kitchen, a stylish shower room, contemporary wood effect flooring and carpeting, and light, tasteful decor throughout. In addition, there is oil central heating, double glazing, and good storage provision, including built-in bedroom wardrobes and a garage.

Externally, the property boasts a professionally landscaped garden to the rear with a lawn, a decked patio and a summerhouse and workshop, while to the front, there is a multi-vehicle driveway.

Well-placed for transport links, this peaceful cul-de-sac offers unrestricted on-street parking, with open green spaces in the surrounding area.

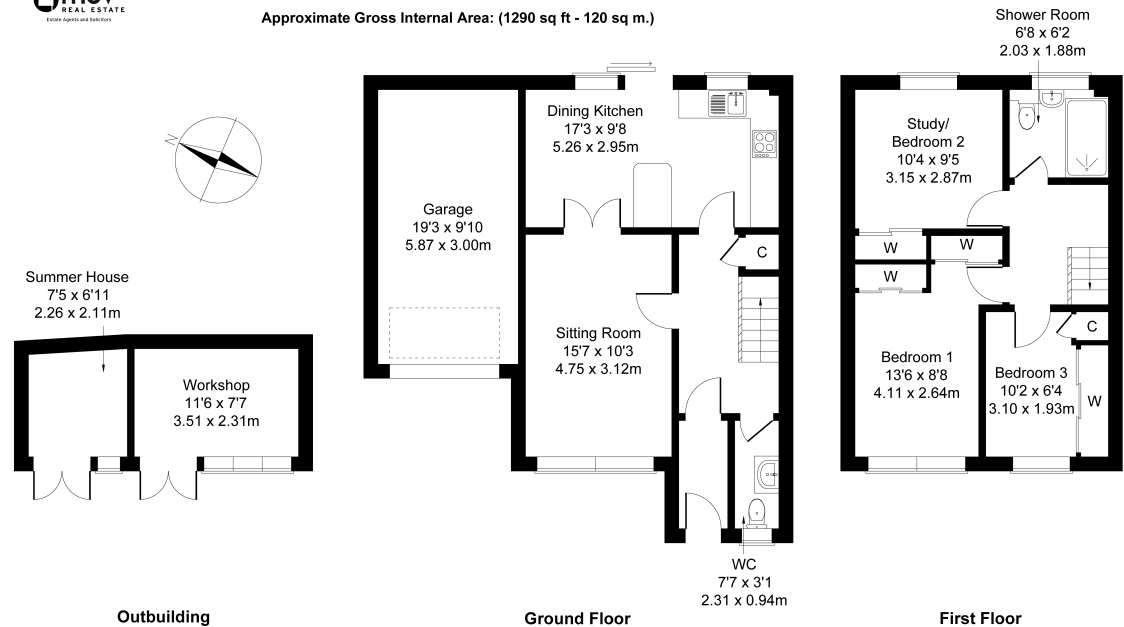
A welcoming entrance hall affords access throughout the ground floor, including a convenient WC. To the front, the spacious lounge boasts a bright westerly aspect, flooding the room with natural light. It features neutral décor and soft carpeting, creating an inviting space for relaxation. Flowing seamlessly through twin doors, the modern dining kitchen is equally impressive, with dual access from the hall and sliding patio doors opening to the rear garden—ideal for entertaining. Modern fitted units include stone effect worktops, a tiled surround, a sink with a drainer, an integrated hob, oven, and a full-size fridge.

On the upper floor, bedroom one is set to the front, offering a generous room for furnishing, and featuring two built-in wardrobes, carpeted flooring, and tasteful decor. Two further bedrooms are set to opposite aspects, both with superb storage including built-in wardrobes, offering flexibility for family living, a guest room, or home office. Completing the accommodation, a stylish shower room is fitted with a modern suite including a large cubicle with a rainfall showerhead, panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1290 sq ft - 120 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Crombie is a quiet village in Fife with a strong sense of community and excellent transport links. Amenities include a community centre, garden, play park, and recycling facilities. A regular bus connects Crombie to Dunfermline, where further bus links are available, as well as two train stations offering travel across Scotland, while school buses collect pupils for Limekilns Primary and Dunfermline High. Halbeath and Ferrytoll Park and Ride hubs provide free parking and frequent X buses,

including to Edinburgh Airport. Nearby Charlestown offers a GP surgery and pharmacy, whilst supermarkets include Tesco, Asda, and Aldi in Rosyth and Dunfermline, with local shops, bakeries, and fuel stations in Cairneyhill, Crossford, and Rosyth. Dining options are available in Charlestown and Crossford, with a wider choice in Dunfermline. Just 9 miles from the Queensferry Crossing, Crombie offers a peaceful setting with easy access to major destinations.





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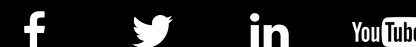
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