
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



24 Manse Road, Crossgates, KY4 8DB
Fixed Price £125,000



Well proportioned and extended ground floor flat offering excellent starter/family accommodation in a very popular location and boasting private gardens and a garage. Entrance vestibule, Hall, Lounge, Dining room/Bedroom 3, 2 Double bedrooms, Bathroom (separate shower). Double glazing. Gas central heating. Private gardens to front and rear. Garage. Modern decor. Well maintained. Move in condition. Flexible accommodation. EPC - C. Council tax - B. Freehold. EPC

LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network with Halbeath Park and Ride on its doorstep. This makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including local shops, public houses and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

PROPERTY - GROUND FLOOR FLAT

- Vestibule
- Hall
- Lounge
- Dining room/Bedroom 3
- 2 Double bedrooms
- Bathroom with separate shower compartment
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Garage
- Modern decor

ACCOMMODATION

Entrance Vestibule

With door to hall.

Hall

With doors leading to kitchen, 2 bedrooms and bathroom. Large walk in storage cupboard (1.6m x 1.2m).

Dining Room/Bedroom 3 4.70 m x 2.30 m / 15'5" x 7'7"

This is a very versatile room, it has recently been used as a dining room, however would make a great 3rd double bedroom. Side.

Bedroom 1 4.50 m x 4.00 m / 14'9" x 13'1"

This is a lovely and spacious double bedroom. Front and side.

Bedroom 2 4.50 m x 4.20 m / 14'9" x 13'9"

Another well proportioned double bedroom. 2 Built in storage cupboards. Front.

Kitchen

The kitchen is well fitted with ample storage units. Door to mid hall. Rear.

Bathroom 2.40 m x 1.70 m / 7'10" x 5'7"

The bathroom, which is a good size, is fitted with a white suite and has a separate shower compartment. Rear.

Mid hall

With door to rear garden. Door to lounge.

Lounge 6.10 m x 3.60 m / 20'0" x 11'10"

This attractive and well proportioned lounge forms part of the extension. Patio doors to front gardens. Modern fireplace. Front.

Gardens

This property enjoys private areas of garden ground to the front and rear. The front garden is fully enclosed.

GARAGE/DRIVEWAY

There is a single garage accessed via a tarmac driveway.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

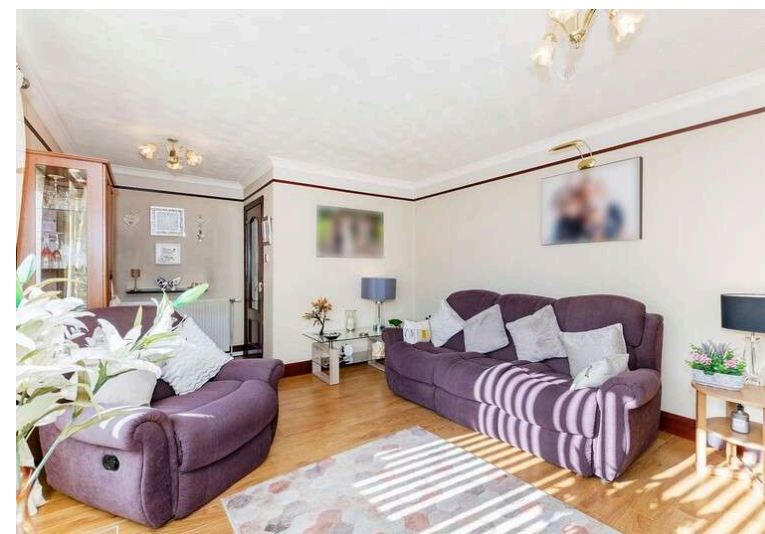
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

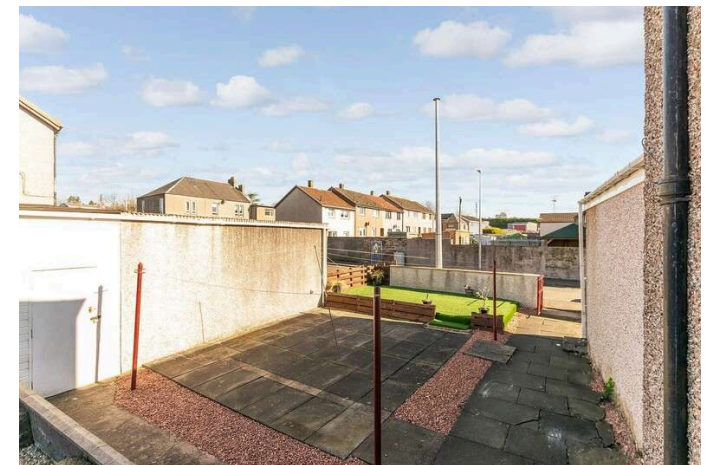
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

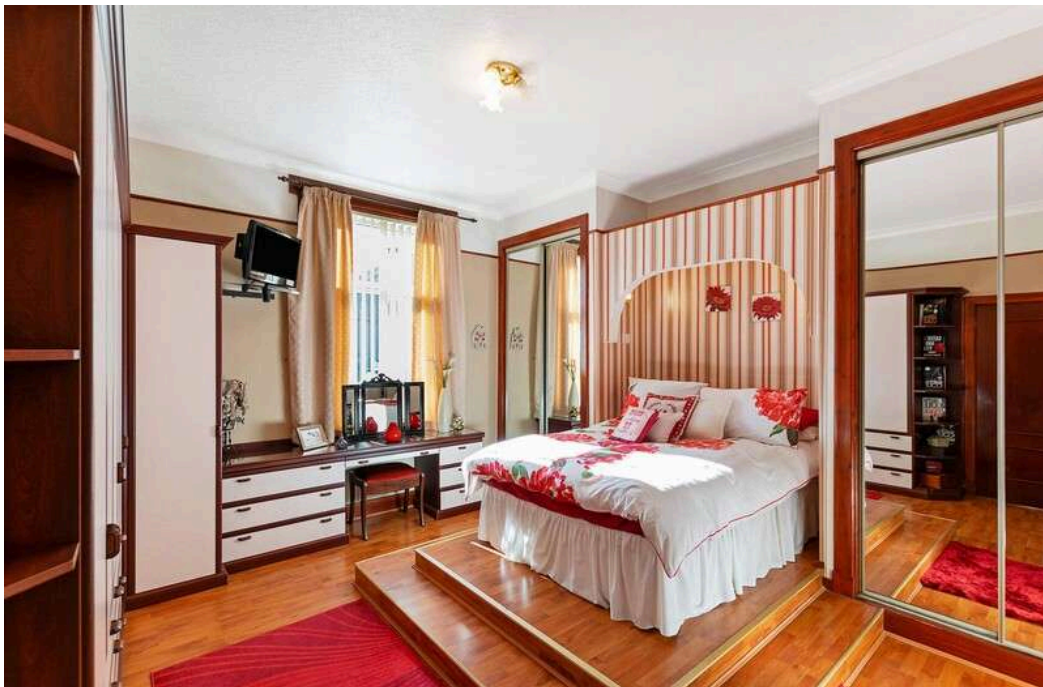
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/ Guarantees given.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

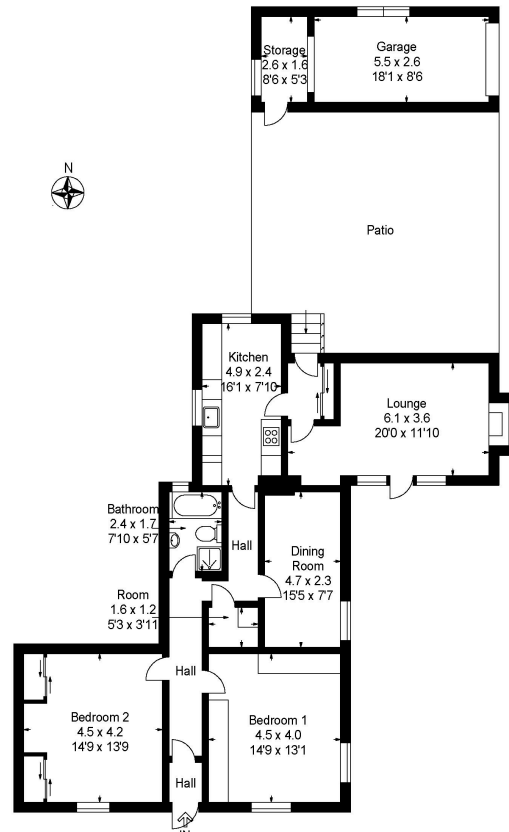
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www.rossconnel.co.uk

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

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (01-110927)
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