

19 Mossgreen

CROSSGATES, COWEDENBEATH, FIFE, KY4 8BU



Beautiful five-bedroom detached home with planning permission for a three-bed bungalow within the garden grounds



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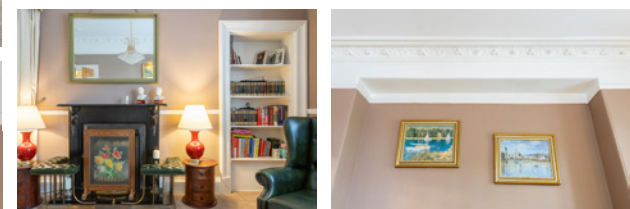


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19 Mossgreen is a beautiful period property in a fabulous location. The property itself is in truly walk-in condition with generous gardens sweeping around the property. This superb, handsome, detached, period villa offers spacious accommodation and a double garage with plenty of off-street parking.

THE LOUNGE



The lounge offers elegant proportions with large windows providing an abundance of natural daylight. The décor is warm and inviting with original flooring for comfort. A feature fireplace adds a focal point and creates interest whilst wood panelling to dado height adds gravitas and the detail is in the cornice and frieze. The dining room mirrors the proportions of the lounge, creating an elegant and sophisticated room for entertaining.

THE DINING ROOM



THE KITCHEN



The kitchen is the hub of the home and provides a bank of units at floor level as well as extensive food preparation areas. The kitchen gives space for a breakfasting table and chairs making this the heart of the home with doors leading to the secluded rear gardens. The family room is located off the kitchen and can be multi-purpose as a family area or for someone working from home. Also on the ground level, you will discover a WC.



THE FAMILY ROOM





The feature Staircase gives access to the first floor and leads you to four large well-proportioned bedrooms and a family four-piece bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4





The top floor offers another bedroom with delightful views across the countryside.

BEDROOM 5



Access by car is to the rear of the property via a gated drive with off-street parking for several cars along with a double garage. Well-matured, neat, front and rear gardens are laid to lawn and shrub beds with the rear garden also including a shed and BBQ area. The gardens are fully enclosed offering a safe environment for animals and children.

Within the garden grounds, the property offers planning permission for a three-bedroom detached Bungalow.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.00m (16'5") x 4.50m (14'9")
Dining Room	4.40m (14'5") x 4.20m (13'9")
Kitchen	5.20m (17'1") x 3.10m (10'2")
Family Room	5.40m (17'9") x 3.40m (11'2")
WC	1.90m (6'3") x 1.20m (3'11")

First Floor

Bedroom 1	3.80m (12'6") x 3.70m (12'2")
En-suite	2.70m (8'10") x 1.30m (4'3")

Bedroom 2	4.50m (14'9") x 4.20m (13'9")
Bedroom 3	3.40m (11'2") x 3.30m (10'10")
Bedroom 4	3.61m (11'10") x 2.60m (8'6")
Bathroom	3.20m (10'6") x 2.90m (9'6")

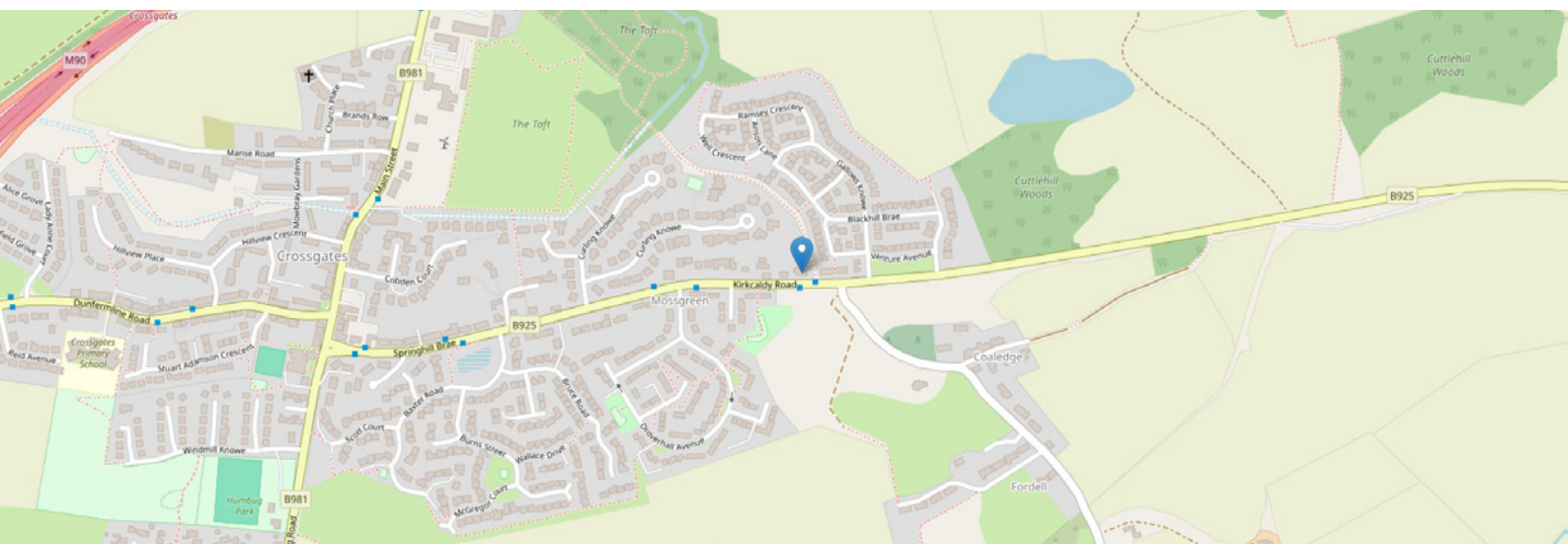
Second Floor

Bedroom 5	4.70m (15'5") x 3.00m (9'10")
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Gross internal floor area (m²): 217m²

EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Crossgates is located close to the junction of the M90 and A92, about two miles east of Dunfermline and a similar distance southwest of Cowdenbeath. The village name means 'crossroads': it is situated at the point where the main Dunfermline Kirkcaldy road crosses the old Great North Road from Inverkeithing to Perth.





Shopping for everyday requirements is within walking distance as is the local post office. The local Crossgates Primary School is within walking distance and secondary schooling is available in nearby Cowdenbeath. Dunfermline is a modern town offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets, superstores and the Fife Leisure Park offering a 10-screen cinema, health club, ten pin bowling club and an array of bars and restaurants.



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