



36a Curling Knowe, Crossgates, KY4 8AX  
Offers Over £480,000







We are delighted to bring to the market this truly exceptional detached individually designed bungalow enviably positioned on an elevated location within the sought after West Fife village of Crossgates. Rarely available to the market the property and grounds boast stunning countryside views from every aspect making this a truly idyllic setting. This deceptively spacious home is beautifully presented and a credit to the present owners with quality fixtures and fittings throughout. The subjects briefly comprise entrance vestibule, reception hall, lounge with bay window, open plan dining kitchen area with appliances and separate pantry, leading to sun room with french doors onto the rear garden. Four double bedrooms two with en-suite and family bathroom. Excellent storage and attic. The gardens and grounds are beautifully maintained and well stocked with patio and seating areas, there is also a ramp to the rear giving disabled access if required. The driveway gives access for several vehicles and leads to double garage with electric door and utility area inside. The property benefits from solar panels making this an economical house to run, has underfloor gas central heating throughout and is double glazed. Essential viewing.





#### LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network this therefore 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.

#### EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







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Approx. Gross Internal Floor Area 2134 sq. ft / 198.30 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.



SOLICITORS | PROPERTY

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.