



Morgans

PROPERTY

46 Dunfermline Road, Crossgates, KY4 8AP

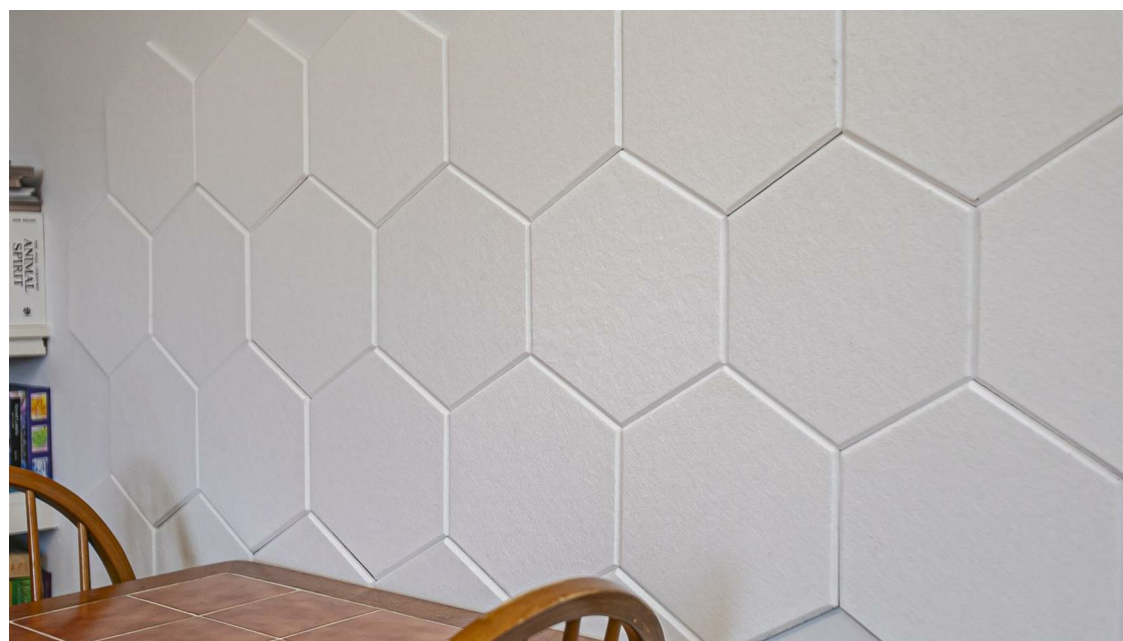
Offers Over £70,000

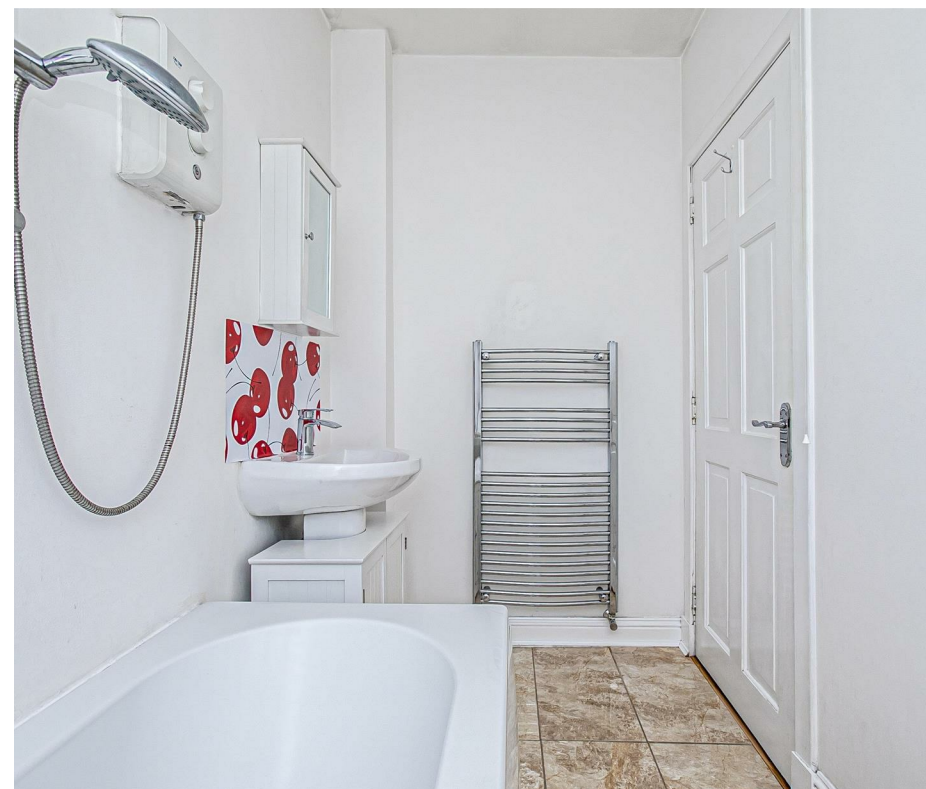






Essential viewing. Ideal first time purchase or would suit investor for buy to let. This one bed upper traditional apartment is situated within a short walk to the centre of Crossgates and all amenities. The accommodation is accessed at the rear elevation with steps leading to the property. Entrance vestibule, lounge with open plan kitchen, double bedroom and bathroom. The property benefits from gas central heating, double glazing and communal garden to the rear. Early entry available.





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.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, bathroom and light fittings together with appliances, no warranty is given for the 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Total area: approx. 39.4 sq. metres (423.9 sq. feet)



SOLICITORS | PROPERTY

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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.