



Morgans

PROPERTY

14 Main Street, Crossgates, KY4 8AJ

Offers Over £99,950

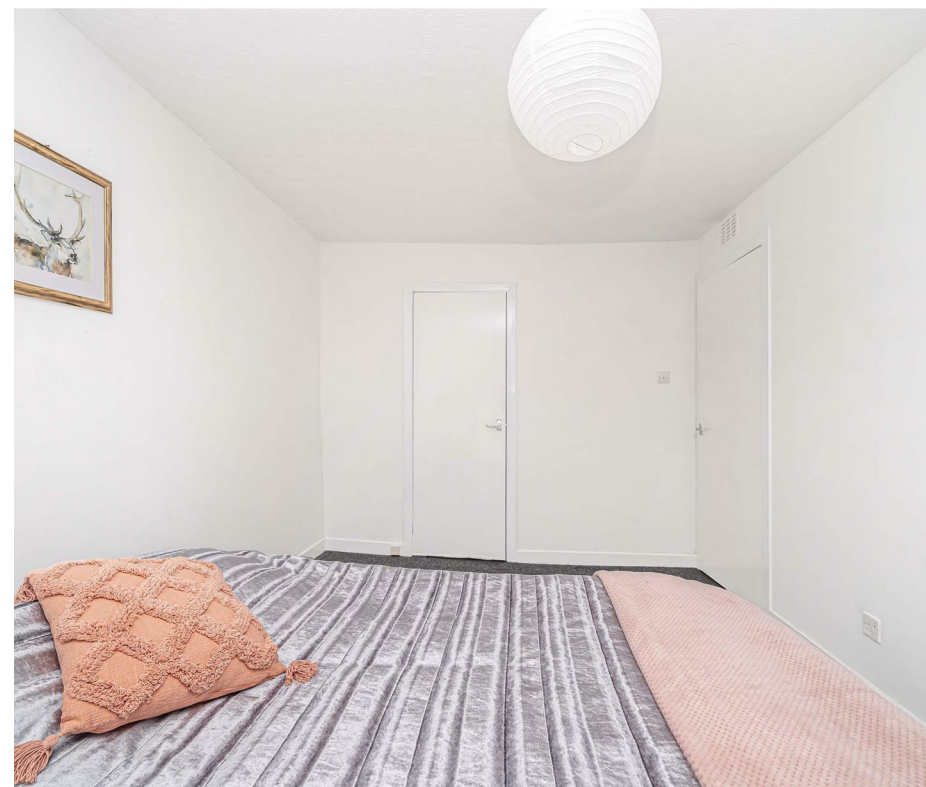






We are delighted to be marketing this excellent maisonette apartment within the ever popular village of Crossgates, with excellent commuter links and local schooling. This modern home is offered in move in condition with the added benefit of off street parking to the rear. Ideal for families, couples and or investors as would give a good annual yield. The accommodation is fresh throughout and accessed via stone steps to the rear into private entrance vestibule and hallway. Lounge with feature inset fire, modern kitchen and stylish bathroom. On the upper level there are two double bedrooms and boxroom with additional storage/play room. The property is double glazed with gas central heating throughout. Early entry is 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

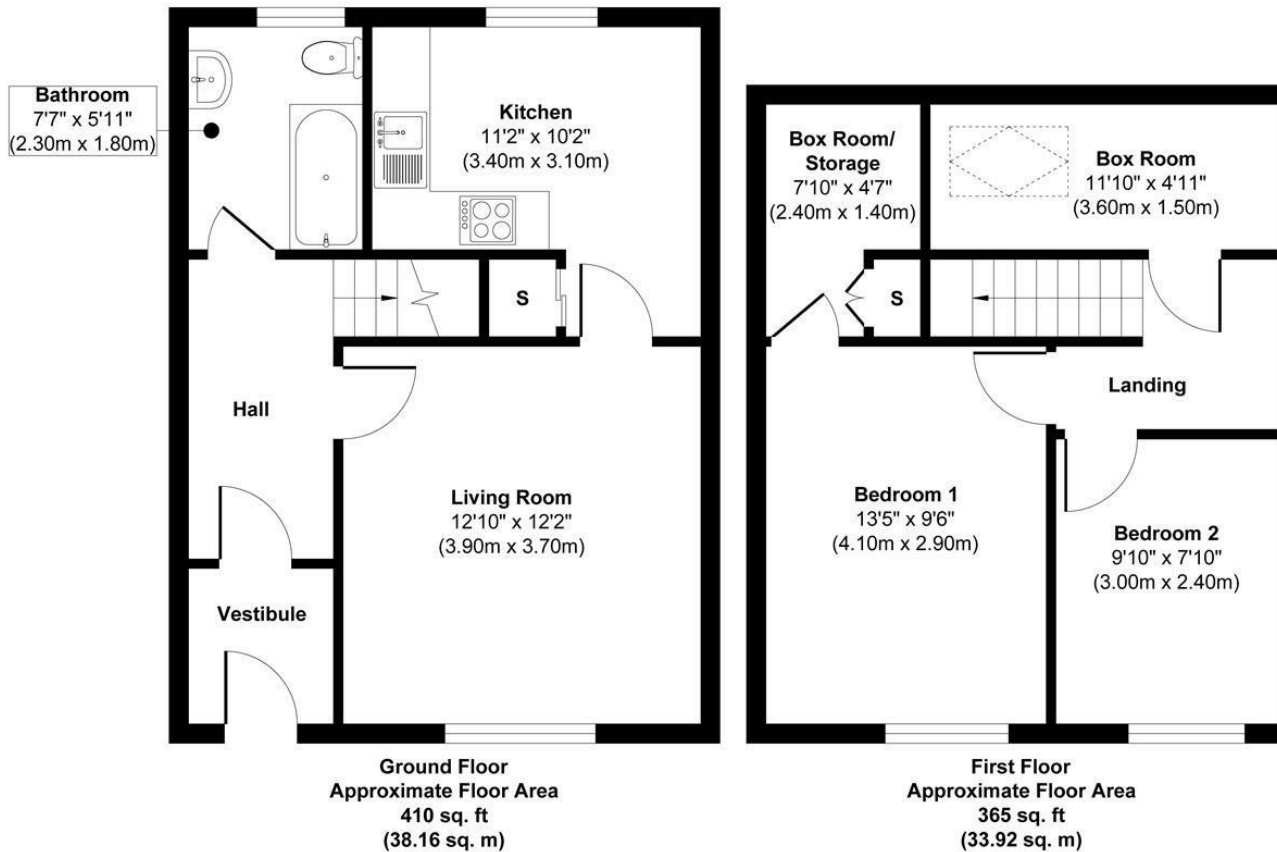
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Approx. Gross Internal Floor Area 775 sq. ft / 72.08 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.