



Morgans

PROPERTY

7 McGregor Court, Crossgates, KY4 8ER

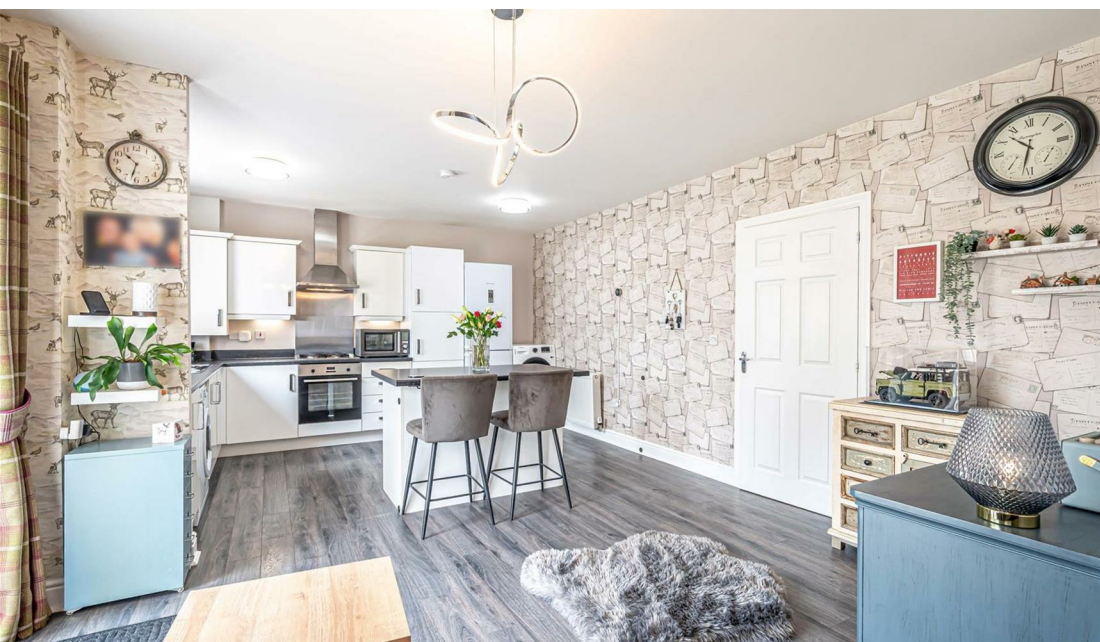
Offers Over £325,000

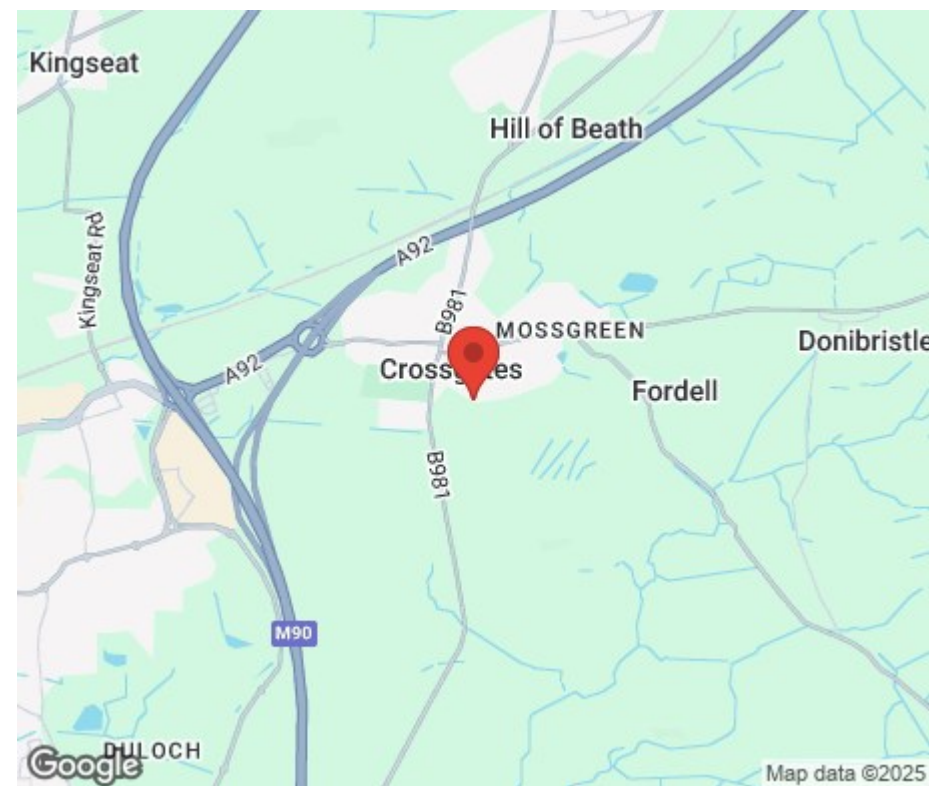






We are delighted to bring to the market this superb executive detached family home, occupying an enviable position within exclusive quiet cul-de-sac of similar homes in the village of Crossgates. There is excellent outdoor space and gardens with open outlook to Edinburgh from the rear which are fully enclosed providing a child and pet safe environment with patio/seating areas. Monobloc double driveway leads to single garage. The accommodation is generous throughout and briefly comprise entrance hallway, lounge with bay window, open plan dining kitchen with middle island with family area or further lounge and wc facilities. On the upper level there are four bedrooms with master en-suite and guest en-suite together with family bathroom. Access to attic which is partially floored and storage. The property is double glazed with gas central heating and further benefits from installed BT Fibre broadband, external lighting, two sheds with the larger shed having power. Essential viewing.





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 and two garden sheds.

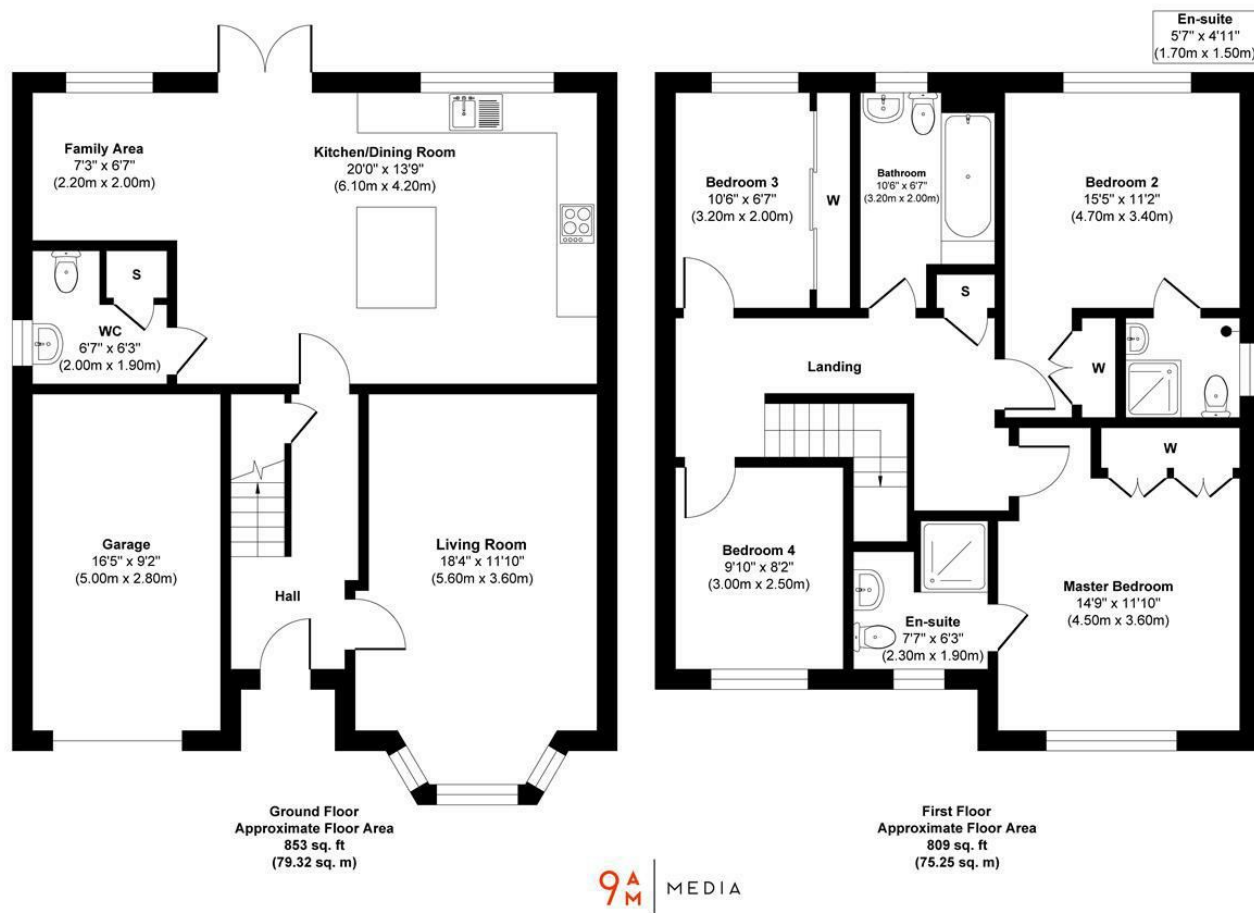
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). Interlinked smoke alarm system has been installed.





THINK
LESS
LIVE
MORE





Approx. Gross Internal Floor Area 1662 sq. ft / 154.57 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



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naea | propertymark

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.