



Malcolm Jack
& Matheson

46 BLACKHILL BRAE
CROSSGATES, KY4 8FH



OFFERS OVER
£300,000

IMMACULATE MODERN DETACHED FAMILY HOME WITH 4 BEDROOMS, QUIET MODERN ESTATE, DRIVEWAY FOR 2 CARS AND ENCLOSED REAR GARDEN.

**HALL
LOUNGE/DINER
KITCHEN
FAMILY ROOM
UTILITY ROOM
DOWNSTAIRS WC
4 BEDROOMS. MASTER BEDROOM WITH AN ENSUITE
FAMILY BATHROOM
REAR ENCLOSED GARDEN IDEAL FOR ENTERTAINING
DRIVEWAY FOR 2 CARS
GCH & DG
EPC B**



SITUATION

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 everyday facilities including local shops, public houses and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

PROPERTY

46 Blackhill Brae presents an immaculate modern 4-bedroom detached family home in walk in condition, situated within a quiet and contemporary residential development. The location is especially convenient for families and commuters with excellent for transport links with the M90 motorway and Halbeath Park and Ride,

with a regular service to and from Edinburgh. Primary schooling within the village with secondary available within Dunfermline and Cowdenbeath.

Internally the property is in walk-in condition, offering modern and spacious living spaces spread across two levels. The layout includes an open plan lounge, a well-lit dining kitchen featuring French doors leading to the garden, a separate sitting room, utility room, 4 bedrooms, a family bathroom, and a convenient downstairs WC. The property is well-maintained, providing ample storage facilities, and benefits from gas central heating and double glazing throughout.

Externally, the property features a driveway for 2 cars and a fully enclosed garden at the rear, perfect for summer entertaining. The garden includes lawn, two patio areas, a green house and shed. Additionally, on-street parking is available in the estate.

ACCOMMODATION

ENTRANCE HALL 3.52m x 3.49 (11'7" x 11'5")

Bright and spacious hall. Window to front. Built in deep storage cupboard. Cupboard housing meter. Carpeted staircase to upper level. Radiator: Laminate flooring.

LOUNGE/DINER 6.33m x 3.49m (20'9" x 11'5")

Well-lit lounge with French doors leading to the garden. Radiator: Laminate flooring.



KITCHEN 3.35m x 2.77m (11' x 9'1")

Contemporary fully fitted dining kitchen. Integrated, oven, gas hob, cooker hood, sink and drainer. The fridge freezer may be for sale through negotiation. Breakfast bar. Window overlooking rear garden. Vertical radiator. Laminate flooring.

UTILITY ROOM 2.60m x 1.58m (5'2" x 8'6")

Washing machine and dishwasher. Boiler. Laminate flooring.

FAMILY ROOM 3.84m x 2.68m (12'7" x 8'9")

Bright and spacious room with window to the front. Radiator. Carpet.

DOWNSTAIRS WC 2.02m x 1.18m (6'7" x 3'10")

Modern white two-piece suite. Opaque window to side. Extractor fan. Radiator. Laminate flooring.

LANDING

Bright and spacious landing. Window to side. Built in storage cupboard. Hatch to attic. Radiator. Carpet.

BEDROOM ONE 4.38m x 3.12m (14'5" x 10'3")

Spacious double bedroom with window to rear. Built in double wardrobe. Radiator. Carpet.

ENSUITE SHOWER ROOM 2.24m x 1.44m (7'4" x 4'9")

Modern white three-piece suite comprising walk in shower with mixer shower; wash hand basin and WC. Partly tiled. Radiator. Laminate flooring.

BEDROOM TWO 3.44m x 3.00m (11'3" x 9'10")

Double bedroom with window to the rear. Built in double wardrobe. Radiator. Carpet.

BEDROOM THREE 3.04m x 2.46m (10' x 8'1")

Third double bedroom with window to the front. Radiator. Carpet.

BEDROOM FOUR 3.26m x 2.62m (10'8" x 8'7")

Fourth double bedroom with window to the front. Radiator. Carpet.

FAMILY BATHROOM 2.19m x 1.89m (7'2" x 6'2")

Modern white three-piece suite comprising bath, wash hand basin and WC. Opaque window to the side. Radiator. Laminate flooring.

GARDENS AND GROUNDS

The property has a fully enclosed rear garden with an area of lawn, two patio areas, a green house and a garden

shed. At the front of the property there is a small area of lawn and access to the driveway. There is ample on street parking on the estate.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the washing machine and dishwasher.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk

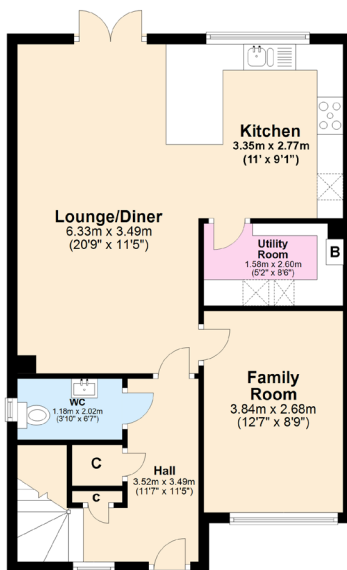
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



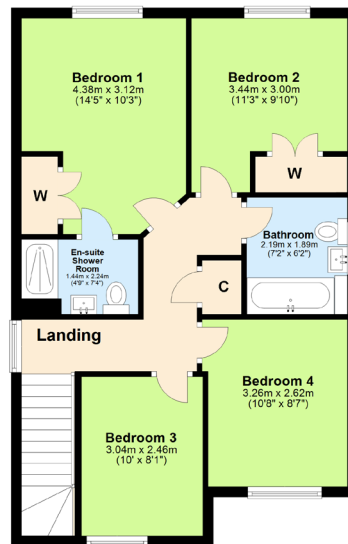
Ground Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



First Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

We do not warrant that the information contained in this document is accurate, complete or reliable and we accept no liability for any loss or damage caused by its use. This plan is for illustrative purposes only and should be used as a guide only.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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