



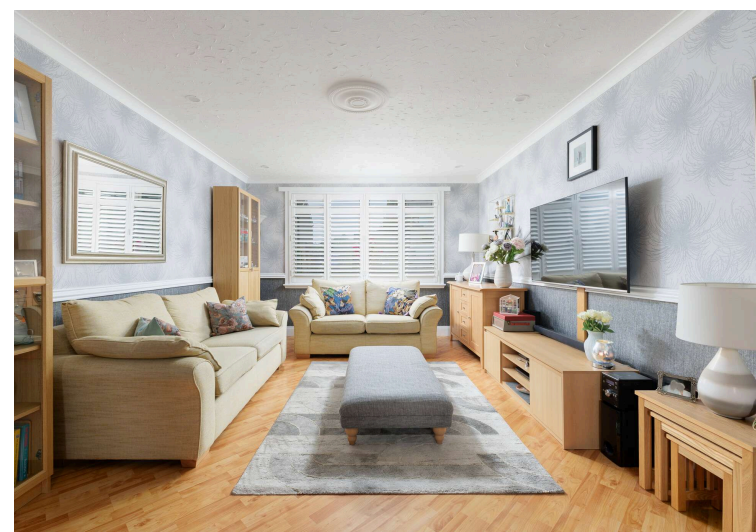
Morgans

PROPERTY

80 Windmill Knowe, Crossgates, KY4 8AT

Offers Over £299,950





Impressive detached family home



Ground-floor bedroom with en suite



Stunning 18ft lounge



Three further bedrooms upstairs



Exceptional 24ft kitchen/dining room



Four piece family bathroom



EPC Rating -



Council Tax Band -



## Welcome

An outstanding four-bedroom detached family home offering over 1,250 square feet of exceptionally well-proportioned accommodation, set within the popular village of Crossgates. With a distinctive layout that includes a ground-floor bedroom with en suite, this property offers a rare degree of flexibility and is ideal for larger families or those with multi-generational living requirements. The ground floor immediately impresses with a stunning 18-foot lounge — a beautifully proportioned space flooded with natural light, perfect for relaxed family living. The real showstopper, however, is the exceptional open-plan kitchen and dining room, extending to an incredible 24 feet — a truly spectacular space that will be the heart of the home for everyday living and entertaining alike. A ground-floor bedroom with en suite completes this highly versatile ground-floor layout. Upstairs, three further bedrooms are served by a well-appointed four piece family bathroom. The generous principal bedroom on the first floor benefits from triple built-in wardrobes, ensuring outstanding storage throughout. A further landing cupboard adds to the practical appeal of the upper floor. The gardens and grounds are superb, well stocked and mature with numerous seating areas and fixed pergola together with fantastic summerhouse/entertainment room and bar. This home is perfect for outdoor entertaining and an idyllic haven. A detached garage and driveway completes this excellent package.





## EXTRAS INC 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 and interested parties should make their own enquiries.









## Crossgates

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.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

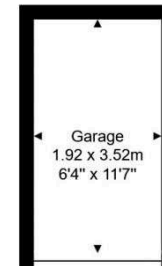
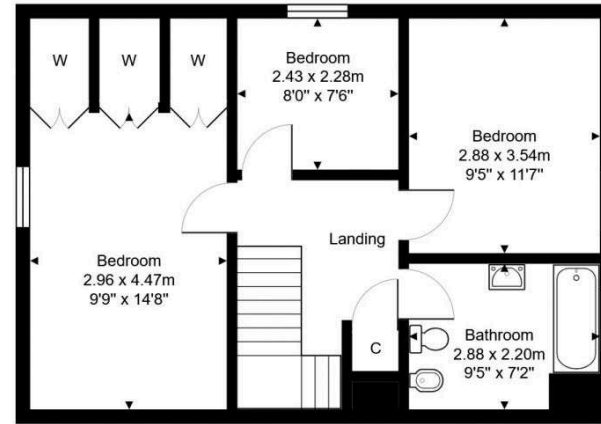
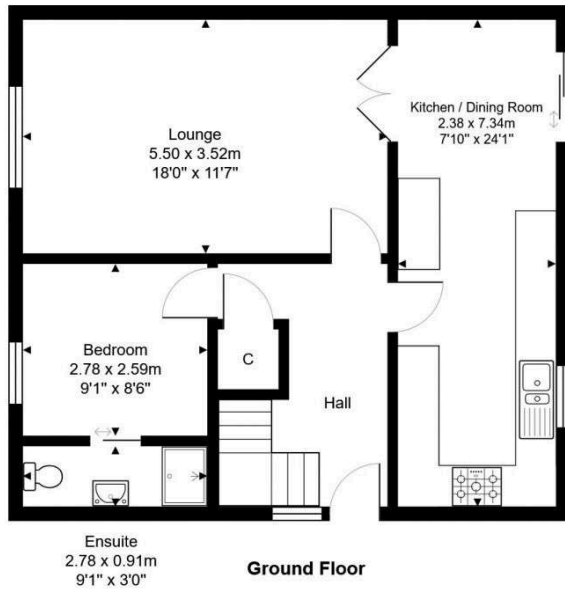




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Total Area: 116.4 m<sup>2</sup> ... 1253 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**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.