



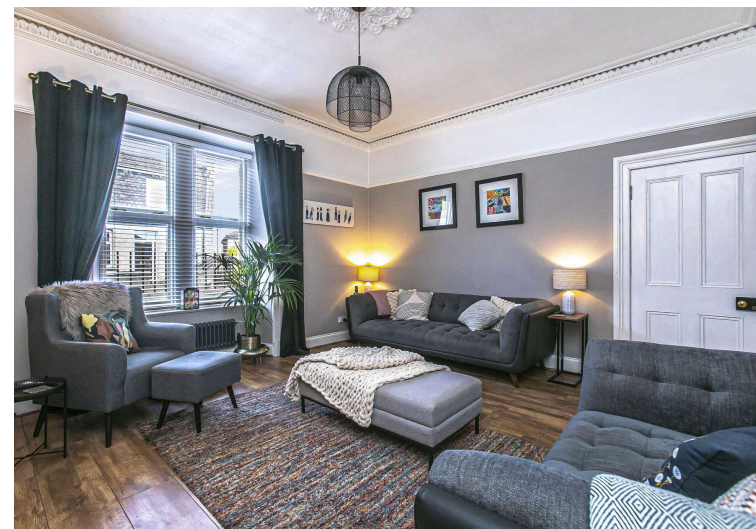
Morgans

PROPERTY

33 Dunfermline Road, Crossgates, KY4 8AP

Offers Over £320,000





Spacious four-bedroom detached villa



Useful utility/store room



Bright living room and separate dining room



Ground floor bathroom



Well-proportioned kitchen



Four bedrooms



EPC Rating - D



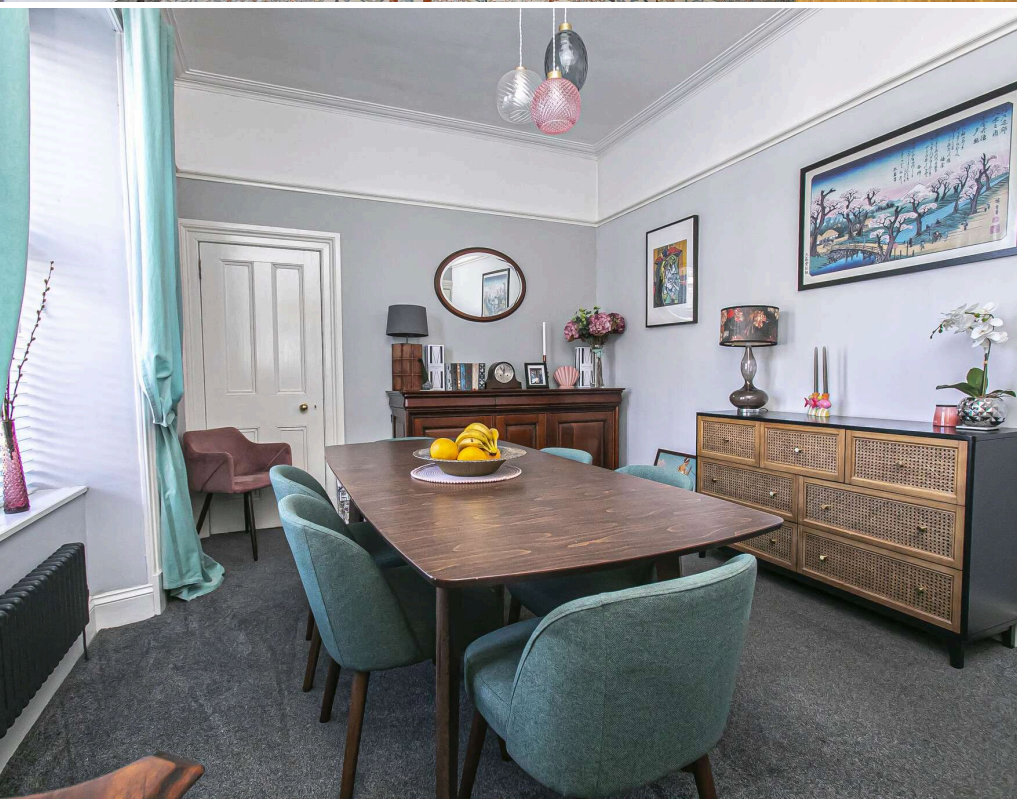
Council Tax Band - D





Welcome

This substantial and well-proportioned four-bedroom detached villa offers generous and flexible accommodation over two levels, ideally suited to family living. The ground floor comprises a spacious and bright living room, complemented by a separate dining room ideal for entertaining. The well-sized kitchen provides ample workspace and storage and is further enhanced by a useful utility/store room. A modern family bathroom and a versatile fourth bedroom on this level offer flexibility for guests, home working or multi-generational living. On the upper floor, the property features three well-proportioned bedrooms, including a generous principal bedroom with en suite facilities. Two further bedrooms provide comfortable accommodation and are supported by good storage throughout. Externally, the property benefits from private driveway and landscaped gardens to the rear with decked area with a southerly aspect, outbuildings including two sheds, offering excellent additional storage or potential for workshop use. The home is set within a convenient and sought-after location, close to local amenities, schooling and transport links.





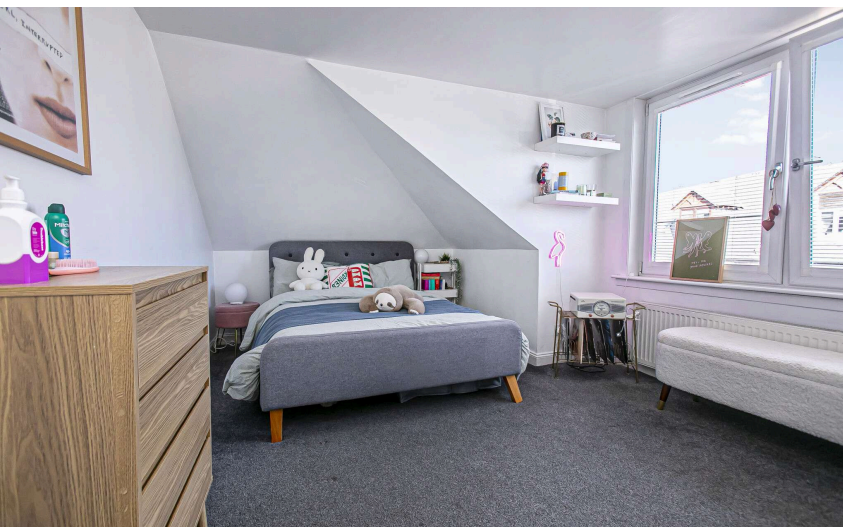
EXTRAS INC SALE / AGENTS NOTE

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

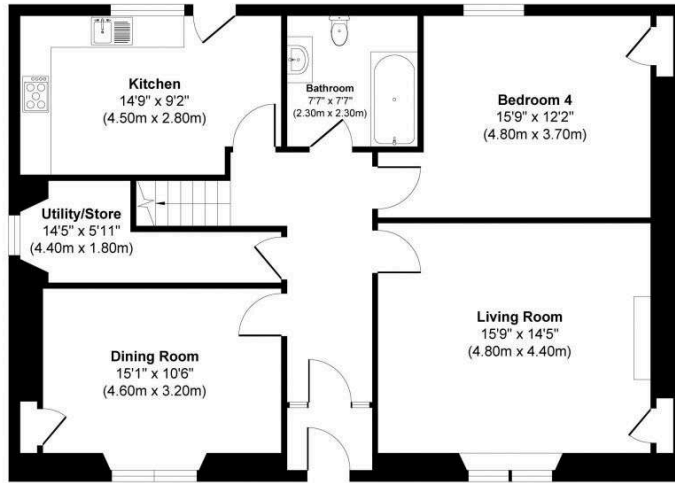
Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network with Halbeath Park and Ride on its doorstep. This makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including local shops, public houses and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

Morgans Property Package

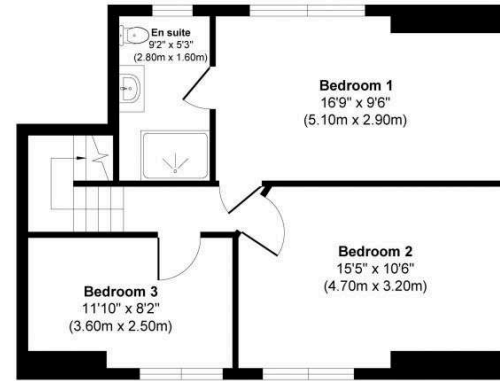
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



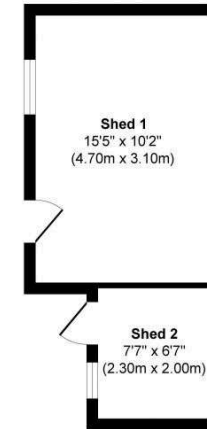
Dunfermline Road, Crossgates, KY1 8AP



Ground Floor
Approximate Floor Area
925 sq. ft
(85.98 sq. m)



First Floor
Approximate Floor Area
524 sq. ft
(48.72 sq. m)



Outbuilding
Approximate Floor Area
208 sq. ft
(19.37 sq. m)

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Approx. Gross Internal Floor Area 1657 sq. ft / 154.07 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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