



**Morgans**

PROPERTY

10 McGregor Court, Crossgates, KY4 8ER

Offers Over £299,950



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Well appointed within one of Crossgates most popular executive estates is this excellent family home with fully enclosed mature gardens which are well stocked and provide and child and pet safe environment. The property is lovely throughout and briefly comprises entrance hall, w.c facilities, front facing lounge and separate dining room leading to breakfasting kitchen with french doors to garden and utility room. On the upper level there are four double bedrooms with master en-suite and family bathroom. Access to attic. The gardens provide a tranquil setting with plants and shrubs together with patio and seating areas. The double monobloc driveway leads to single garage with ample visitors parking. This home is double glazed with gas central heating.





## LOCATION

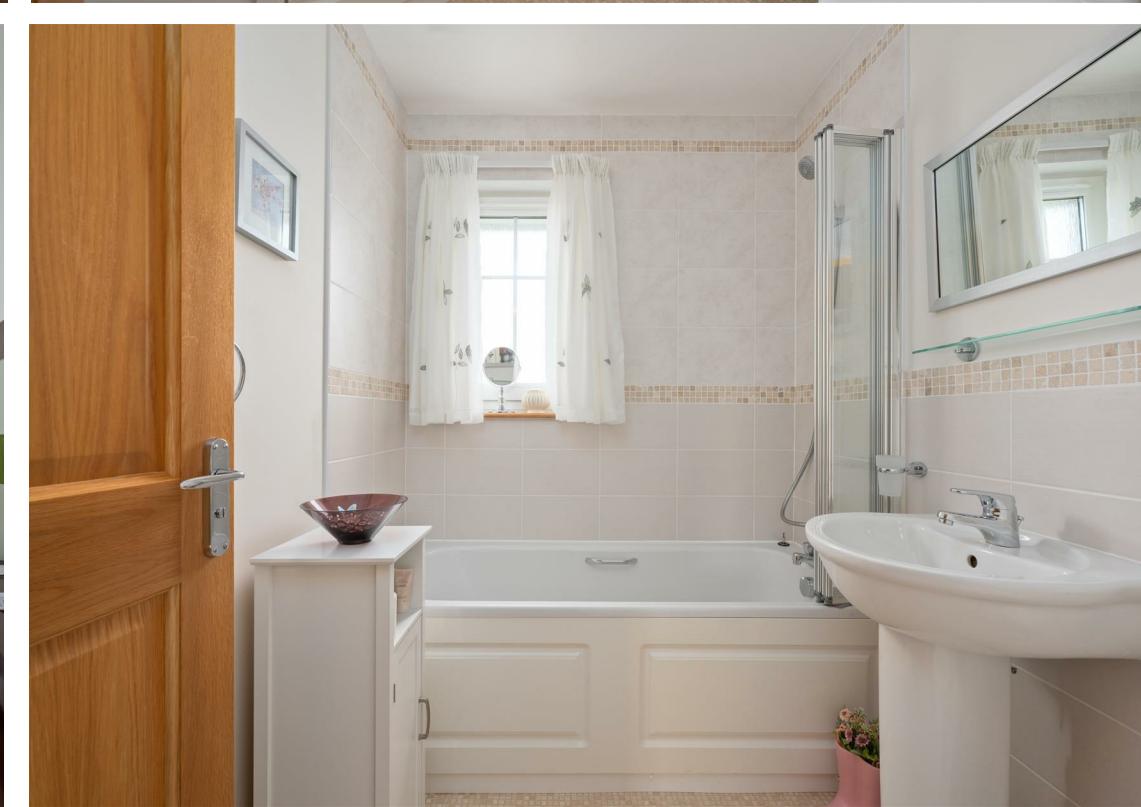
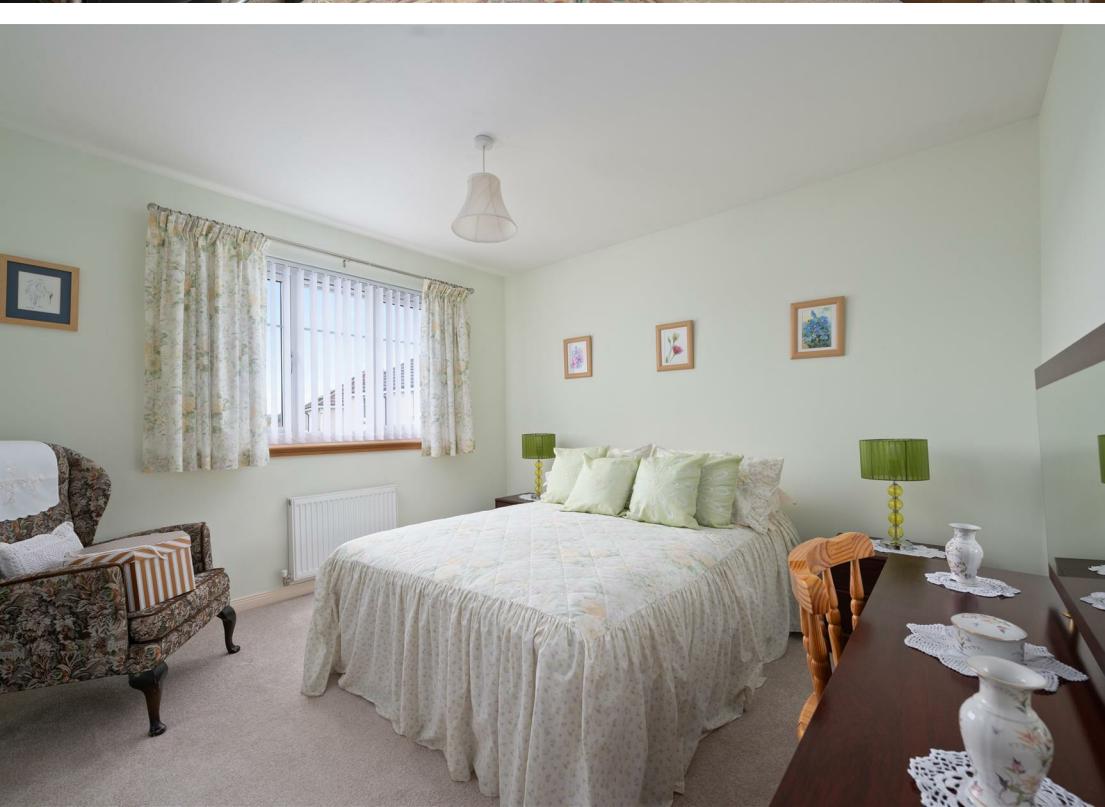
Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network with Halbeath Park and Ride on its doorstep. This makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including 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.









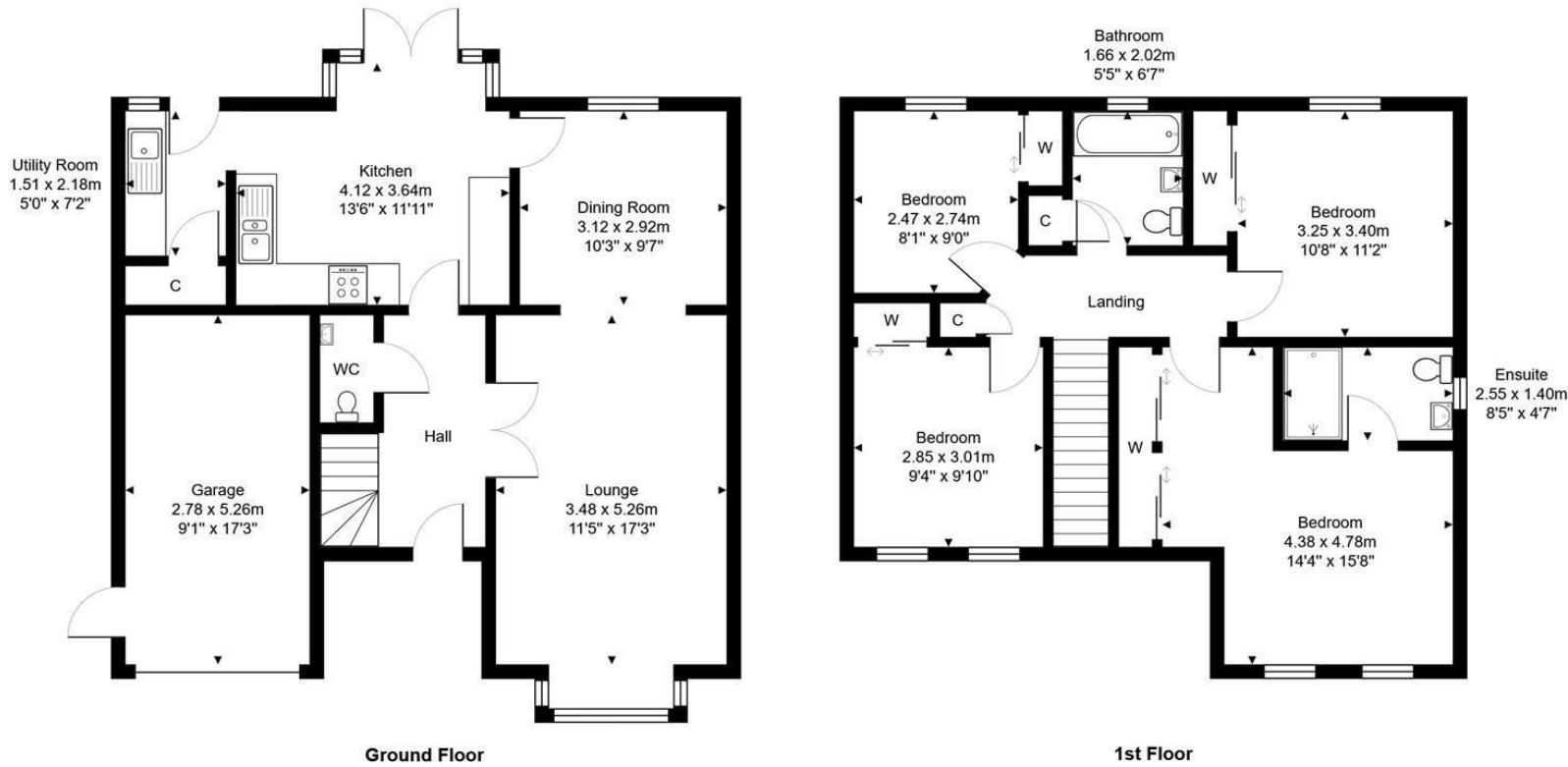
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Total Area: 138.9 m<sup>2</sup> ... 1495 ft<sup>2</sup>

**Morgans**  
SOLICITORS

All measurements are approximate and for display purposes only



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## PROPERTY

## 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.