



Morgans

PROPERTY

40 Bruce Road, Crossgates, KY4 8AZ

Offers Over £350,000



4



3



2





Ent Hallway Wc



Four Bedrooms



Dining Kitchen Utility



Two En Suites Bathroom



Lounge Study



Driveway Garden



EPC Rating -



Council Tax Band -



Welcome

An impressive five-bedroom detached family home offering over 1,500 square feet of well-appointed accommodation across two floors in the popular village of Crossgates. With a spectacular open-plan kitchen, two en suite bedrooms, and a highly flexible layout, this property delivers an outstanding package for larger families seeking space, quality, and convenience. The ground floor centres around a 23-foot open-plan kitchen, dining, and breakfast room — an inviting space that will be the heart of family life and entertaining. A separate lounge provides a more relaxed reception area, whilst a ground-floor study or fifth bedroom adds real flexibility for home working or guests. A utility room, downstairs WC, and a hall store cupboard complete a highly practical ground-floor layout. Upstairs, four bedrooms are served by a family bathroom. Both the principal bedroom and bedroom two benefit from their own private en suites — a luxurious touch — with the principal room also featuring a built-in wardrobe. Two further well-sized bedrooms complete the upper floor. The property further benefits from private driveway to the front and well maintained private gardens to the back with a beautiful countryside outlook.





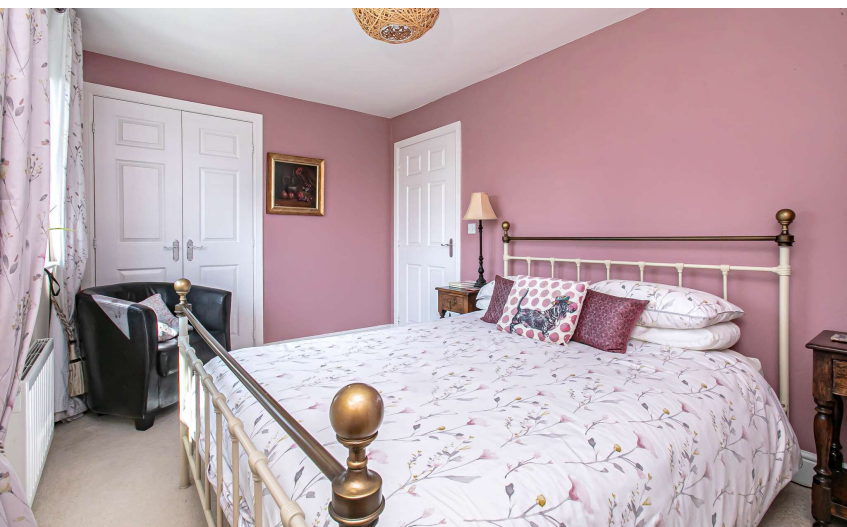
EXTRAS INC SALE / AGENTS NOTE

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

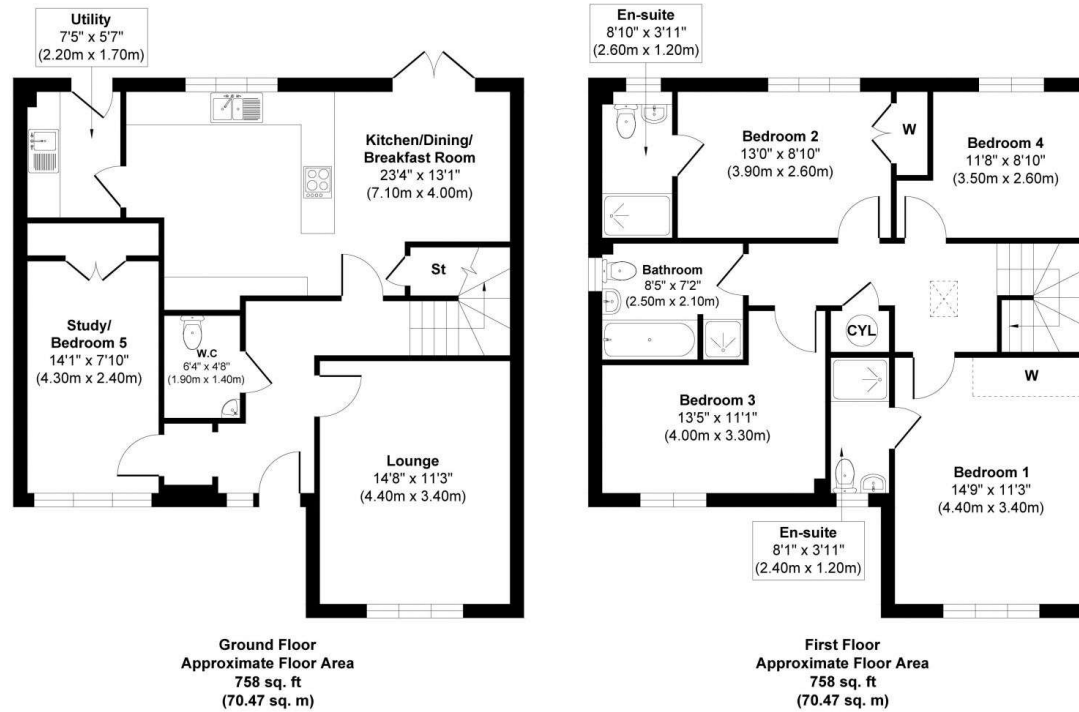
Crossgates is located to east of Dunfermline and is ideally placed for the M90/A92 motorway network with Halbeath Park and Ride on its doorstep. This makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including 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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Approx. Gross Internal Floor Area 1516 sq. ft / 140.94 sq. m

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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.