



Malcolm Jack  
& Matheson

16 Brands Row, Crossgates  
KY4 8DE



OFFERS OVER  
£85,000

**SPACIOUS THREE BEDROOM  
TERRACED HOME IN TRANQUIL  
CROSSGATES WITH EXCELLENT  
POTENTIAL. GARDEN AND A  
DETACHED SINGLE GARAGE**

**VESTIBULE**

**HALL**

**LOUNGE**

**KITCHEN**

**BREAKFAST ROOM/DINING AREA**

**THREE BEDROOMS**

**OFFICE**

**BATHROOM**

**REAR GARDEN**

**ON STREET PARKING**

**DETACHED SINGLE GARAGE**

**GCH & DG**

**EPC C**



## **SITUATION**

Crossgates is a small village in Fife, Scotland, located just east of Dunfermline. Once a mining community, it now offers a quiet residential setting with local amenities, a strong sense of community, and excellent transport links via the M90 and nearby rail stations.

## **PROPERTY**

16 Brands Row presents a spacious and well-proportioned three/four-bedroom terraced house, tucked away on a peaceful street in the charming village of Crossgates, just a short drive from Dunfermline. This property offers the perfect combination of tranquil village living with convenient access to reputable schools, excellent

commuter links, and the amenities of Dunfermline city centre.

The accommodation comprises a welcoming entrance hall, a generous lounge, a kitchen, a breakfasting room/dining area, three double bedrooms, an office, and a bathroom. The property offers excellent potential for renovation and modernisation. Additional benefits include ample storage, gas central heating, and double glazing throughout.

Externally, the property boasts a rear garden, ideal for relaxing or entertaining, along with access to a single garage. Additional on-street parking is also available.

## **ACCOMMODATION**

### **VESTIBULE**

Cupboard housing fuse board. Carpet tiles. Door through to hall.

### **HALL**

Radiator. Telephone point. Carpet.

### **LOUNGE 4.10 X 3.70 (13'5 X 12'2)**

Spacious lounge with window to the front. Electric fire. Radiator. Carpet.

### **KITCHEN 3.70 X 3.20 (12'2 X 10'6)**

A fitted kitchen with integrated sink and drainer. Window to the rear. Electric cooker. Fridge. Two





built in pantry cupboards. Door to a porch providing access outside. Radiator. Window overlooking the rear garden. Carpet tiles.

#### **BREAKFAST ROOM/DINING AREA 3.10 X 3.00 (10'2 X 9'10)**

Access to a carpeted staircase. Window to the rear. Under the stair storage cupboard. Radiator. Carpet.

#### **BEDROOM ONE 4.10 X 3.70 (13'5 X 12'2)**

Versatile room. Window to the front. Radiator. Carpet.

#### **BATHROOM**

Three-piece bathroom suite comprising bath, wash hand basin and WC. Opaque window to the rear. Wall mounted mirrored bathroom cabinet. Radiator. Carpet.

#### **LANDING**

Window overlooking the rear garden. Under the eaves storage cupboard. A walk-in closet with wooden clothes pulley and access to more under the eave's storage. Carpet.

#### **BEDROOM TWO 4.20 X 3.75 (13'9 X 12'4)**

Double bedroom with window to the front and a

small window to the side. Radiator. Carpet.

#### **OFFICE 2.90 X 1.50 (9'6 X 4'11)**

Window to the front. Carpet.

#### **BEDROOM THREE 4.20 X 3.60 (13'9 X 11'10)**

Double bedroom with window to the front. Radiator. Carpet.

#### **GARDENS AND GROUNDS**

The property benefits from a rear garden, featuring a lawned area and a second section laid with stone chips, providing versatile outdoor space for relaxing or entertaining. A detached garage is included for added convenience.

Additionally, an external cupboard houses the boiler.

#### **EXTRAS**

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and the free-standing electric cooker and fridge.

#### **VIEWINGS**

To view please contact Malcolm Jack & Matheson.

#### **ENTRY**

Entry by mutual agreement

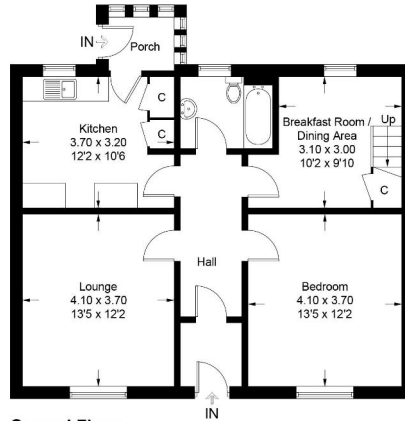
#### **OFFERS**

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](mailto:property@malcolmjack.co.uk).

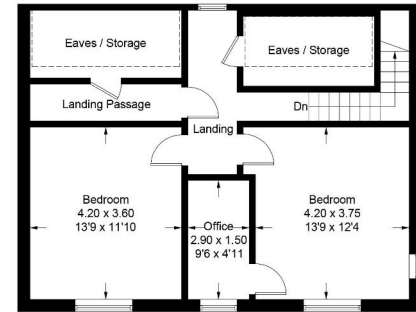
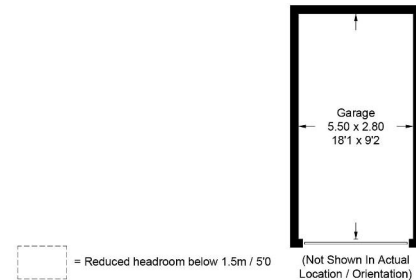
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As the property is vacant, we have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

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



**Ground Floor**



**First Floor**

### 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**

Walmer House, Walmer Drive, East Port,  
Dunfermline KY12 7LH, Tel: (01383) 723444

**malcolmjack.co.uk**  
enquiries@malcolmjack.co.uk

**espc** rightmove  