



**39 Bruce Road, Crossgates - KY4 8AZ**

Cowdenbeath

Offers Over **£420,000**





## 39 Bruce Road

Crossgates, Cowdenbeath

Stunning modern extended 5 bed, 3 en-suite detached villa with lounge, dining room, family room, dining kitchen, home office, gym, jacuzzi bathroom, landscaped garden, double driveway, and double garage. EPC B. Home Report £420,000.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- STUNNING 2 STOREY EXTENDED DETACHED VILLA
- FIVE BEDROOMS THREE EN-SUITE 4 DOUBLE
- DOUBLE DRIVEWAY - GENEROUS ENCLOSED GARDEN
- DOUBLE GARAGE CONVERTED INTO ( OFFICE/ GYM/ WC)
- LOUNGE WITH MEDIA WALL
- DINING ROOM - FAMILY ROOM
- MODERN DINING KITCHEN & APPLIANCES - UTILITY ROOM
- 4 PCE JACUZZI BATHROOM - SEP WC
- DG- GCH - EPC C -SOLAR PANELS - HOME REPORT £420,000
- AMAZING FAMILY HOME IN CUL DE SAC
- VIEWING HIGHLY RECOMMENDED



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**GARDEN**

**DRIVEWAY**

4 Parking Spaces

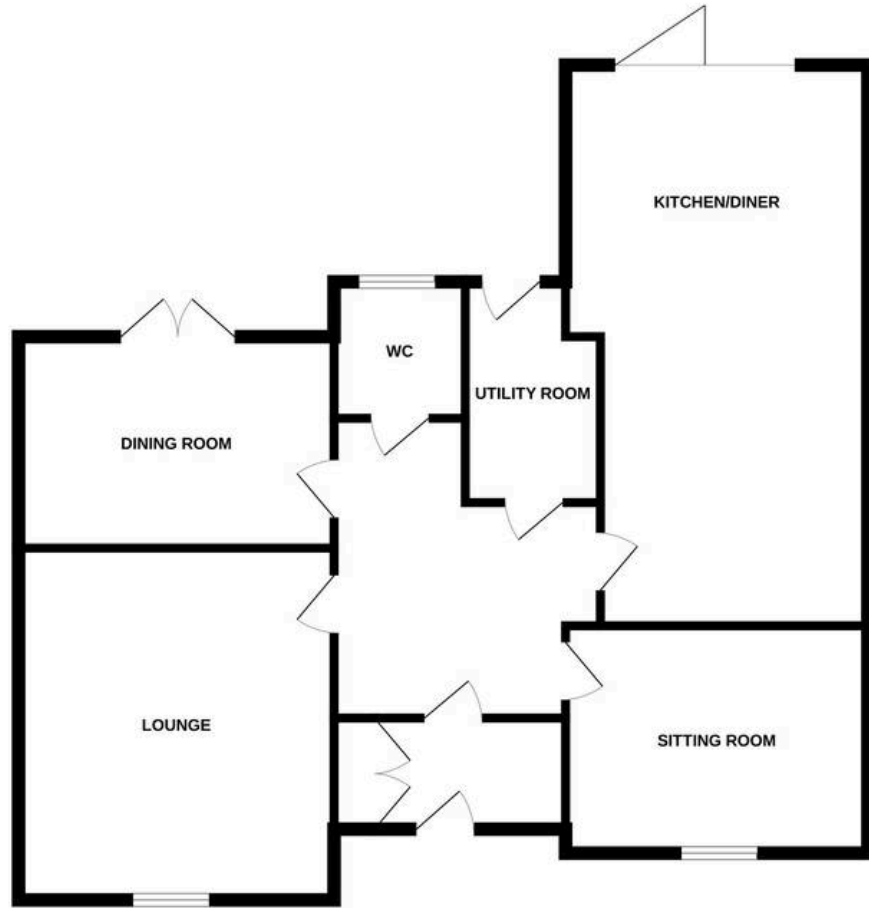




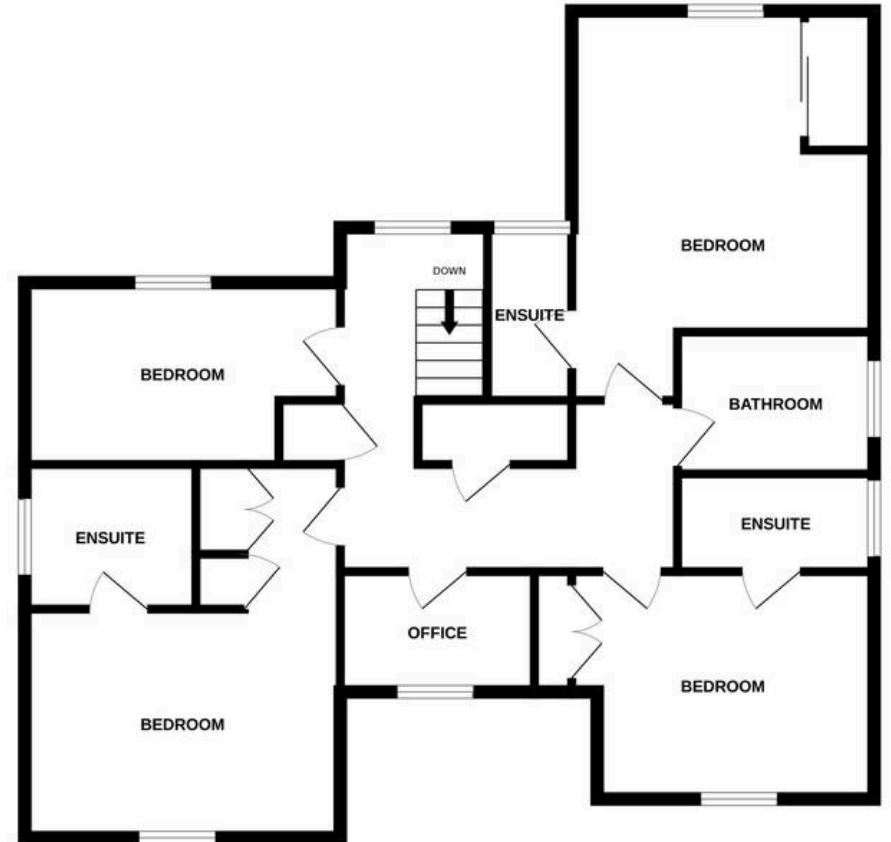
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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