



51 Curling Knowe

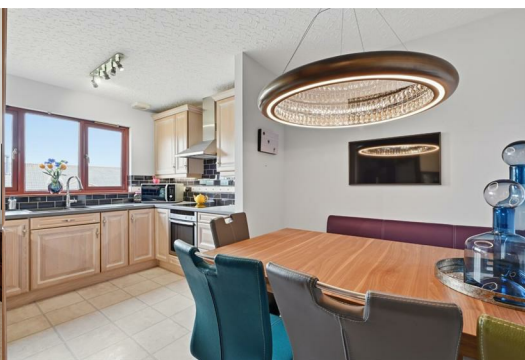
Crossgates, Cowdenbeath, KY4 8AX

Offers Over £320,000



Beautifully presented throughout and offering true walk-in accommodation, this stunning extended detached bungalow occupies a sought-after position within Crossgates. Boasting impressive landscaped gardens, generous driveway and a thoughtfully designed and extended interior, the property offers a fabulous blend of style, comfort and practicality. Highlights include a striking sunken lounge, spacious dining kitchen, versatile rear sitting room with French doors to the garden, three well-proportioned bedrooms including a principal en-suite, and a contemporary family bath/shower room. Benefitting from gas central heating and double glazing, this really is a fabulous example of a "just move your sofa in" property!

Crossgates offers an excellent range of local amenities including shops, primary schooling and everyday services, with secondary education available nearby. The village is well placed for commuters, benefiting from regular bus services and easy access to rail links at nearby Dunfermline and Cowdenbeath, providing connections throughout Fife, Edinburgh and beyond. The location also enjoys convenient access to the M90 motorway network, making it ideal for those travelling throughout the region.



Entry

Access is gained via a side entrance into the entrance vestibule, while elegant French doors provide an alternative entry point to the rear sitting room, enhancing the connection to the outdoor space.

Entrance Vestibule

The entrance vestibule provides a welcoming introduction to the property, offering a bright and inviting first impression. Convenient storage is provided by a cupboard with hanging space and shelving, also housing the meters. Door leads through to the lounge with beautiful Karndean flooring to the entrance vestibule and top lounge section.

Lounge/Split Level Hall 18'7" x 14'0" inc the split level hall (5.68 x 4.28 inc the split level hall)

The impressive sunken lounge is undoubtedly one of the property's standout features. This beautifully proportioned reception room is flooded with natural light from four large front-facing windows, creating a bright, airy and welcoming atmosphere. The distinctive split-level design adds character and interest, while the generous proportions provide an ideal setting for both everyday living and entertaining guests. Also benefits from a useful storage cupboard housing the boiler, with doors leading through to the kitchen/dining room and inner hallway.

Kitchen Area 7'4" x 9'2" (2.26 x 2.8)

Positioned to the front of the property, the stylish dining kitchen perfectly combines practicality with modern-day living. Fitted with a range of contemporary base and wall mounted units, the kitchen incorporates an integral electric induction hob, oven and extractor hood, together with an integrated fridge/freezer. There is also space for a washing machine, which may be included in the sale subject to agreement.

Dining Area 6'11" x 9'2" (2.12 x 2.8)

Open plan from the kitchen area, this lovely area allows ample space for a dining table and chairs, creating a welcoming and sociable environment for everyday family life and entertaining alike. The dining table set may also be available by separate negotiation.

Mid Hallway

Leading from the lounge, the central hallway provides access to the property's sleeping accommodation, the rear sitting room and family bathroom. Centrally positioned within the home, this inner hall ensures a practical flow between the living and bedroom areas while enhancing the property's well-designed layout. Access to the roof space is from a ceiling hatch with a fitted metal ladder. Please note there is also access to an additional loft section via the master bedroom wardrobe.

Bath/Shower Room 9'2" x 7'5" (2.8 x 2.27)

Beautifully appointed and finished to a high standard, the family bathroom offers a luxurious and relaxing space. The suite comprises a Jacuzzi bath, separate corner shower cubicle, WC, and a wash hand basin. A side-facing window allows for plenty of natural light and ventilation, enhancing the bright and contemporary feel of the room.

Bedroom 12'2" x 9'7" (3.73 x 2.94)

A well-proportioned side facing double bedroom enjoying double mirrored sliding doors into the wardrobe space. Bright and comfortable throughout, this versatile room is ideal for family living, guest accommodation or those requiring additional space for home working or hobbies.

Bedroom 9'11" x 9'2" (3.03 x 2.8)

A versatile third bedroom offering flexible accommodation to suit a variety of needs, whether as a child's bedroom, comfortable guest room or dedicated home office. The room benefits from a side-facing window, allowing for good levels of natural light and creating a bright and pleasant environment.

Master Bedroom 12'1" x 9'2" (3.7 x 2.81)

A generously proportioned principal bedroom providing a comfortable and peaceful retreat. This attractive double room benefits from a contemporary en-suite shower room and enjoys a pleasant outlook to the rear of the property. The triple window formation allows an abundance of natural light to flood the room, creating a bright and inviting atmosphere while enhancing the sense of space.

En Suite 9'0" x 2'11" (2.76 x 0.9)

Finished in a modern style, the en-suite shower room is both practical and well-presented. Comprising a shower cubicle, WC and wash hand basin set within a vanity unit providing useful storage.

Rear Facing Sitting Room 15'6" x 11'6" (4.73 x 3.53)

Located to the rear of the property, this charming additional reception room mirrors the modern split-level design found within the lounge, enhancing the home's unique character and appeal. Offering flexible accommodation to suit a variety of needs, the room is equally well suited as a second sitting room, family room or entertaining space. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living while allowing natural light to flood the room.

Gas Central Heating

The property benefits from gas central heating, powered by a Worcester boiler.

Double Glazing

The property has double glazing to all windows and panes.

Gardens & Driveway

To the front, a well-maintained lawned garden enhances the property's attractive kerb appeal, while a driveway extending along the side of the property provides off-street parking for several vehicles with electric vehicle charging point. The rear garden is a particular feature of the property and has been thoughtfully landscaped to create an exceptional outdoor environment. Immediately to the rear of the house is a generous paved terrace, providing the perfect setting for al fresco dining, entertaining and relaxing. Practical additions include external power points, an outside water tap and connections for decorative outdoor lighting. To the side of the patio, the garden features a section of AstroTurf and then rises to an upper tier incorporating chipped section with drying area, offering a versatile outdoor space suitable for both families and keen gardeners alike. Fully enclosed by fencing, the garden enjoys an excellent degree of privacy together with a sunny aspect, making it a wonderful extension of the living accommodation.

Viewing

Viewing by appointment only. Please arrange your individual time slot by calling us on 01592 757114 or email us at property@innesjohnston.co.uk

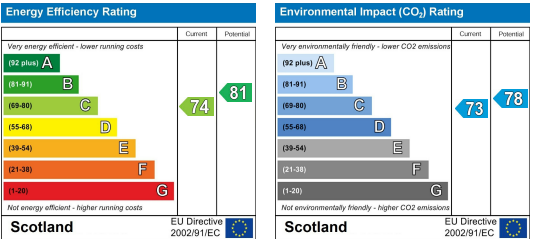
Do you have a property to sell?

If you're thinking of selling and would like expert advice or a market appraisal, call us on 01592 757114 to book your free, no-obligation appointment.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.