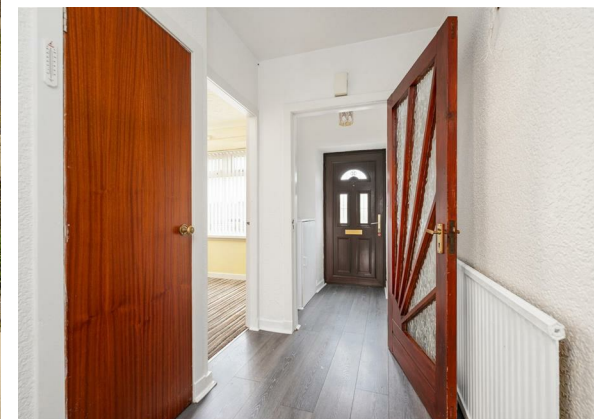
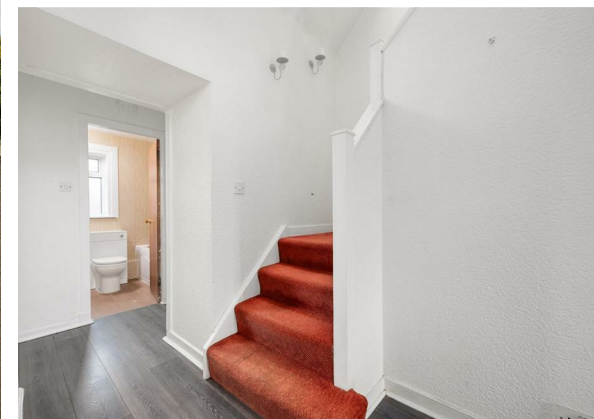




Morgans

PROPERTY

25 Springhill Brae, Crossgates, KY4 8BQ

Offers Over £125,000







SOLD AS SEEN. Keenly priced development opportunity in the village of Crossgates. This deceptively spacious three bed semi detached villa has garden to front and hard standing driveway to rear providing access for several vehicles and leads to above average tandem garage. The accommodation is spread over two levels and requires upgrading throughout. The subjects briefly comprise entrance vestibule, hallway, lounge, kitchen with rear utility room and door to grounds, a double bedroom, bathroom and separate shower room are on the ground floor. On the upper level there are two further double bedrooms and good under storage. The property 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.

AGENTS NOTE

THIS PROPERTY IS SOLD AS SEEN.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price. This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.





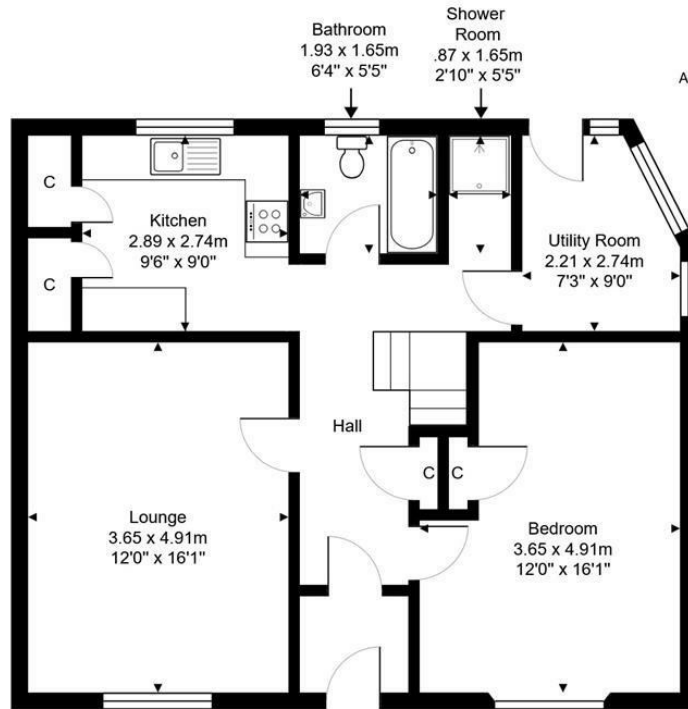




25 Springhill Brae, Crossgates

Total Area: 110.9 m² ... 1194 ft²

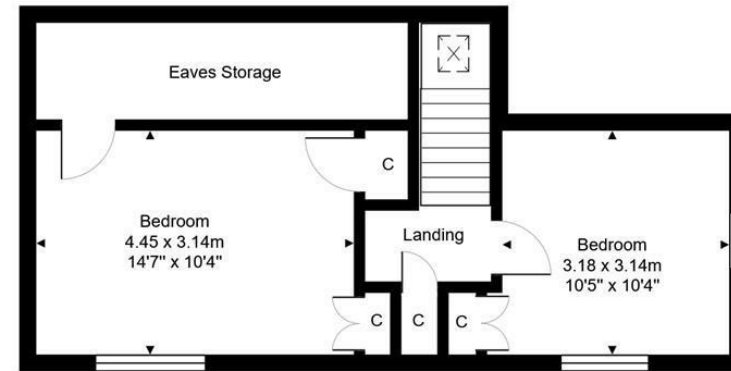
All measurements are approximate and for display purposes only



Ground Floor



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1st Floor

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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.