



Morgans

PROPERTY

29 Bruce Road, Crossgates, KY4 8AZ

Offers Over £335,000



4



3



1



B



Impressive detached family home



Utility room and downstairs WC



Vast 23ft kitchen/dining/family room



Four bedrooms, two with en suite



Spacious 14ft lounge



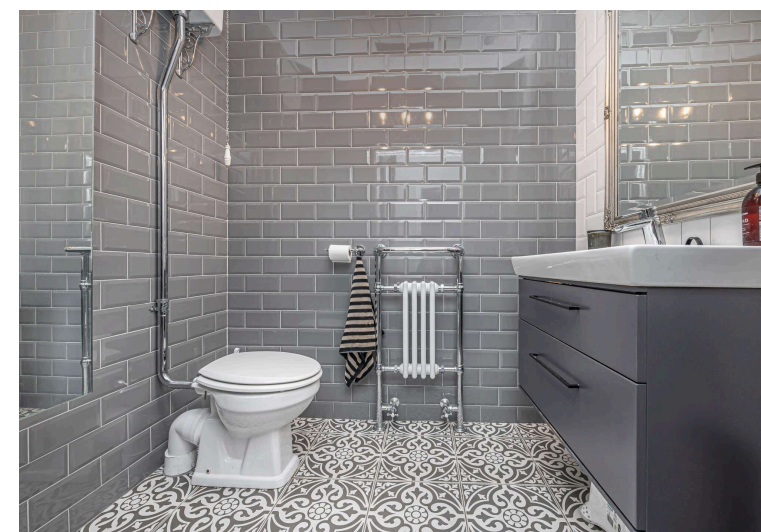
Family bathroom with bath and shower



EPC Rating - B



Council Tax Band - E





Welcome

This impressive four-bedroom detached family home offers over 1,500 square feet of well-appointed accommodation across two floors, together with a substantial garage, in Crossgates. The ground floor provides an excellent range of living spaces, comprising a vast 23-foot kitchen/dining/family room and a further 14-foot lounge, offering fantastic flexibility for everyday family life and entertaining alike. A utility room and downstairs WC complete a highly functional ground-floor layout. Upstairs, four well-proportioned bedrooms are served by a family bathroom fitted with both a bath and shower, with two of the bedrooms further benefiting from their own private en suites. Multiple storage cupboards provide excellent practicality throughout the upper floor. There are private gardens to the front and rear along with a private driveway. Located in Crossgates, the property enjoys excellent access to a wide range of amenities, schools, and transport links, making it a superb family base with strong local connections.





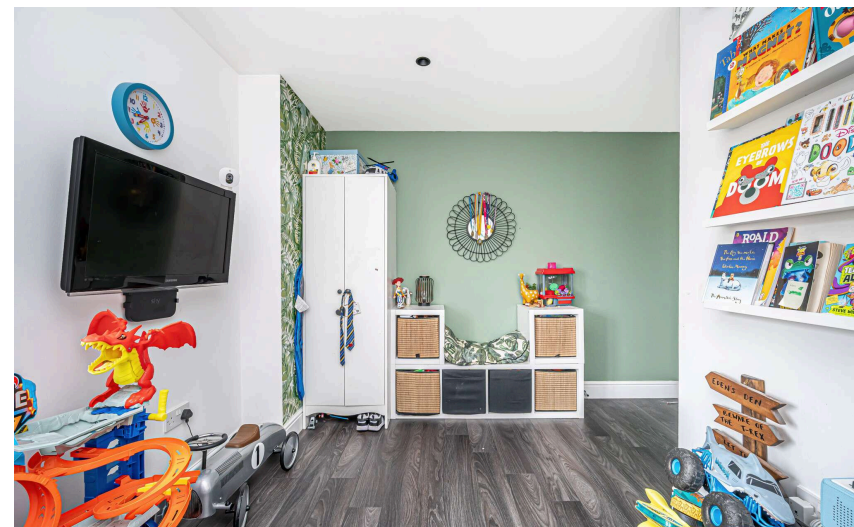
EXTRAS INC SALE / AGENTS NOTE

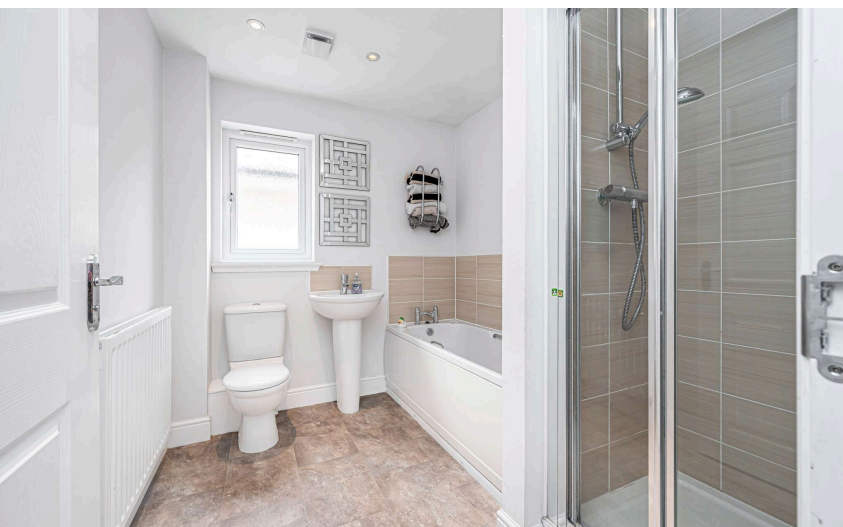
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

Other items such as the hot tub, fridge freezer, etc are available by separate negotiation.

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.







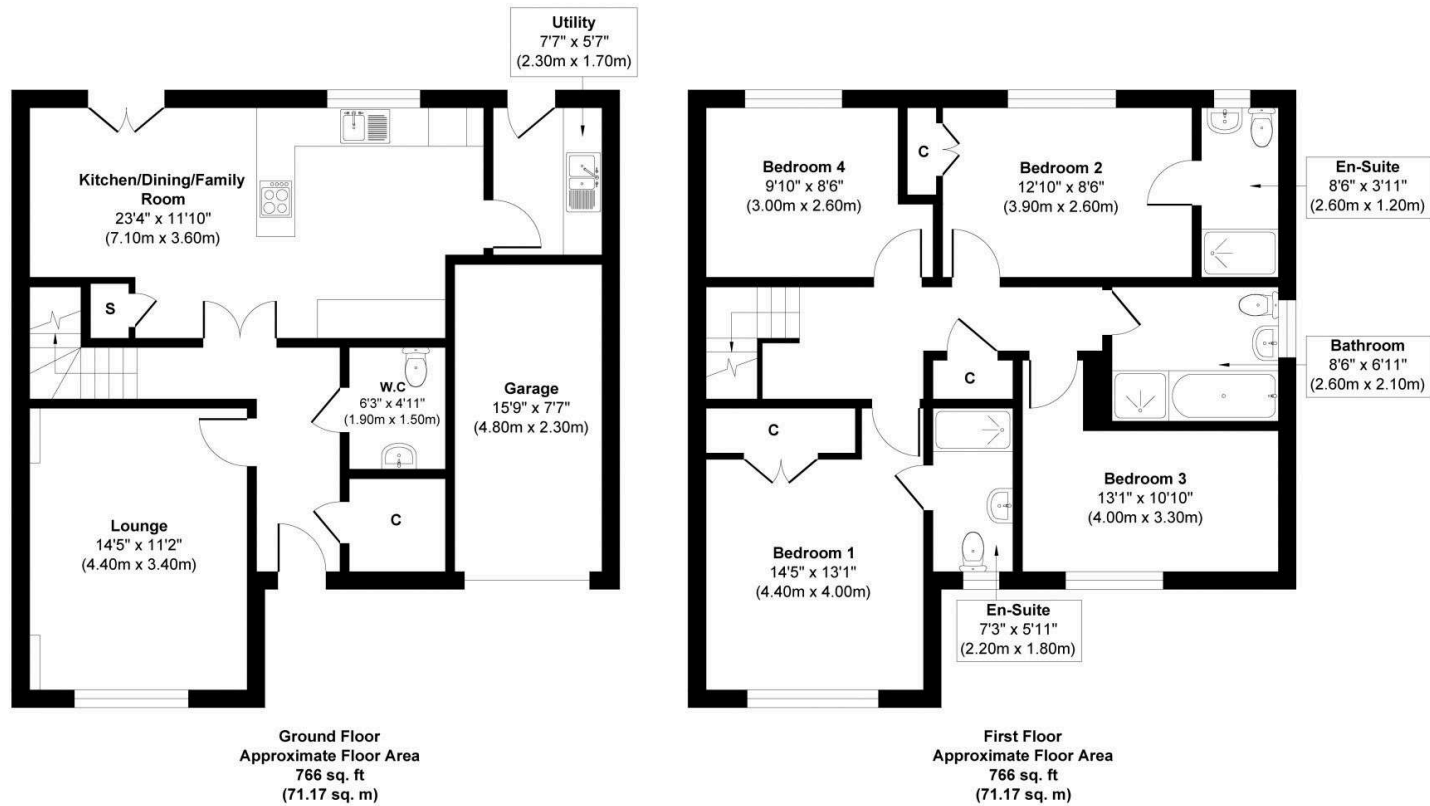


Crossgates

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.



Approx. Gross Internal Floor Area 1,532 sq. ft / 142.34 sq. m (Inc. Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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