





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

Situated within a popular residential development in the sought-after village of Crossgates, this beautifully presented semi-detached home offers spacious and flexible accommodation, ideally suited to first-time buyers, couples and growing families. The property enjoys an excellent location with easy access to local amenities, schooling and superb transport links to Dunfermline, Edinburgh and beyond.

The accommodation is accessed via a welcoming entrance hallway, which benefits from useful storage and provides access to the main living areas. A bright and spacious lounge/dining room extends the full length of the property, creating an ideal space for both everyday living and entertaining, with doors opening directly to the rear garden. The well-appointed kitchen is fitted with a range of wall and base units, offering ample storage and workspace, together with direct access to the garden. On the upper level, there are three generously proportioned double bedrooms, one of which benefit from built-in storage. Completing the accommodation is a stylish family bathroom fitted with a contemporary suite and shower over the bath.

Externally, the property enjoys well-maintained gardens to the front and rear, with the enclosed rear garden providing a pleasant outdoor space for relaxing, entertaining and family enjoyment. Driveway with space up to two cars.

Early viewing is highly recommended to fully appreciate the generous accommodation, excellent location and superb lifestyle opportunity this attractive home has to offer.

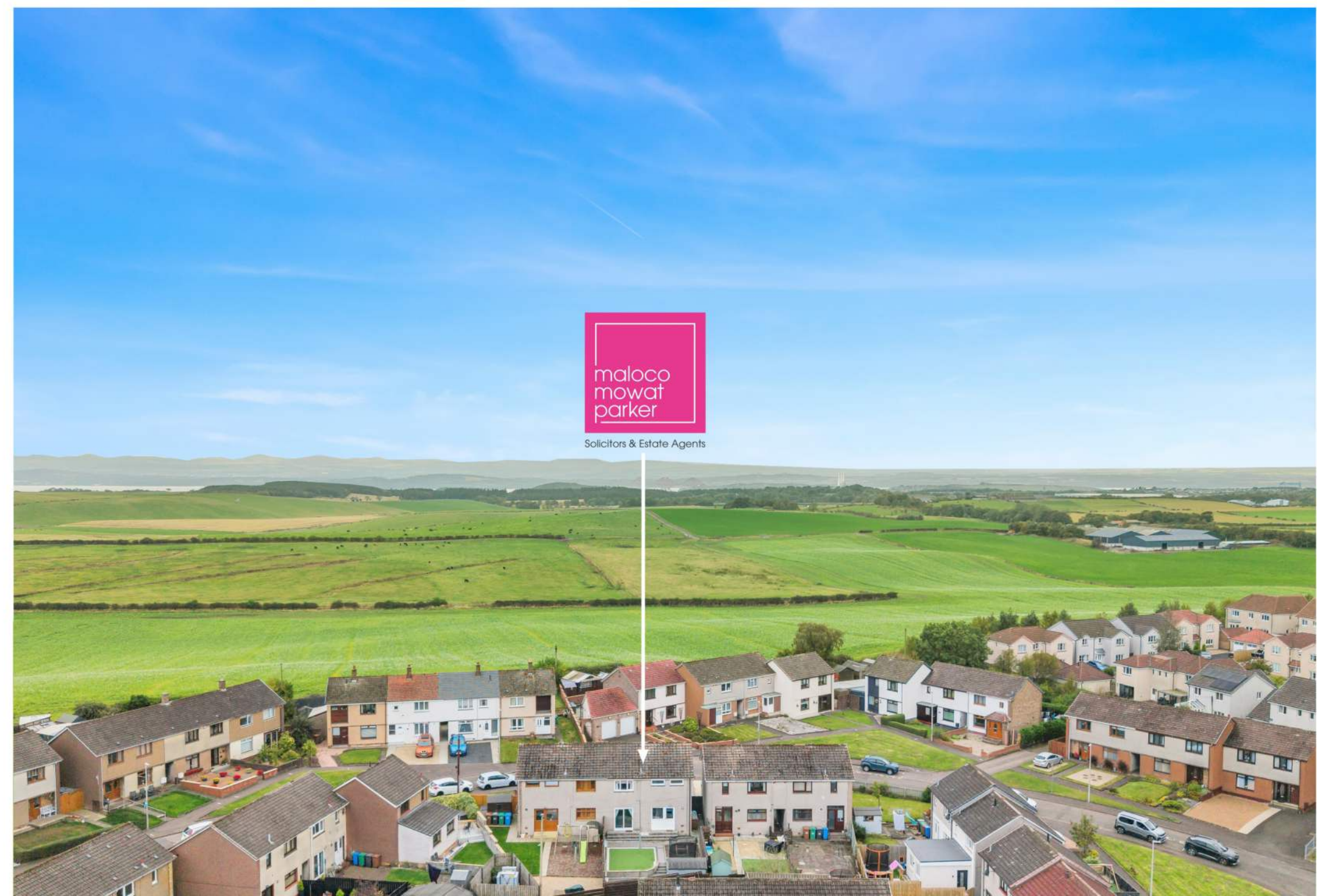
EPC Rating – C
Council Tax - C





Location

Crossgates lies to the east of Dunfermline, offering excellent access to the M90/A90 motorway network, with Halbeath Park and Ride right on its doorstep. This makes the area an ideal location for commuters, with easy travel to all major centres. The village itself provides a range of everyday amenities, including a primary school, with secondary education available in Dunfermline and Cowdenbeath. While Crossgates has a variety of local services, a wider selection is available just a mile away in Dunfermline. Additionally, the Fife Leisure Park, offering a range of shops, coffee spots, restaurants, and leisure facilities, is also conveniently close.



Enquiries

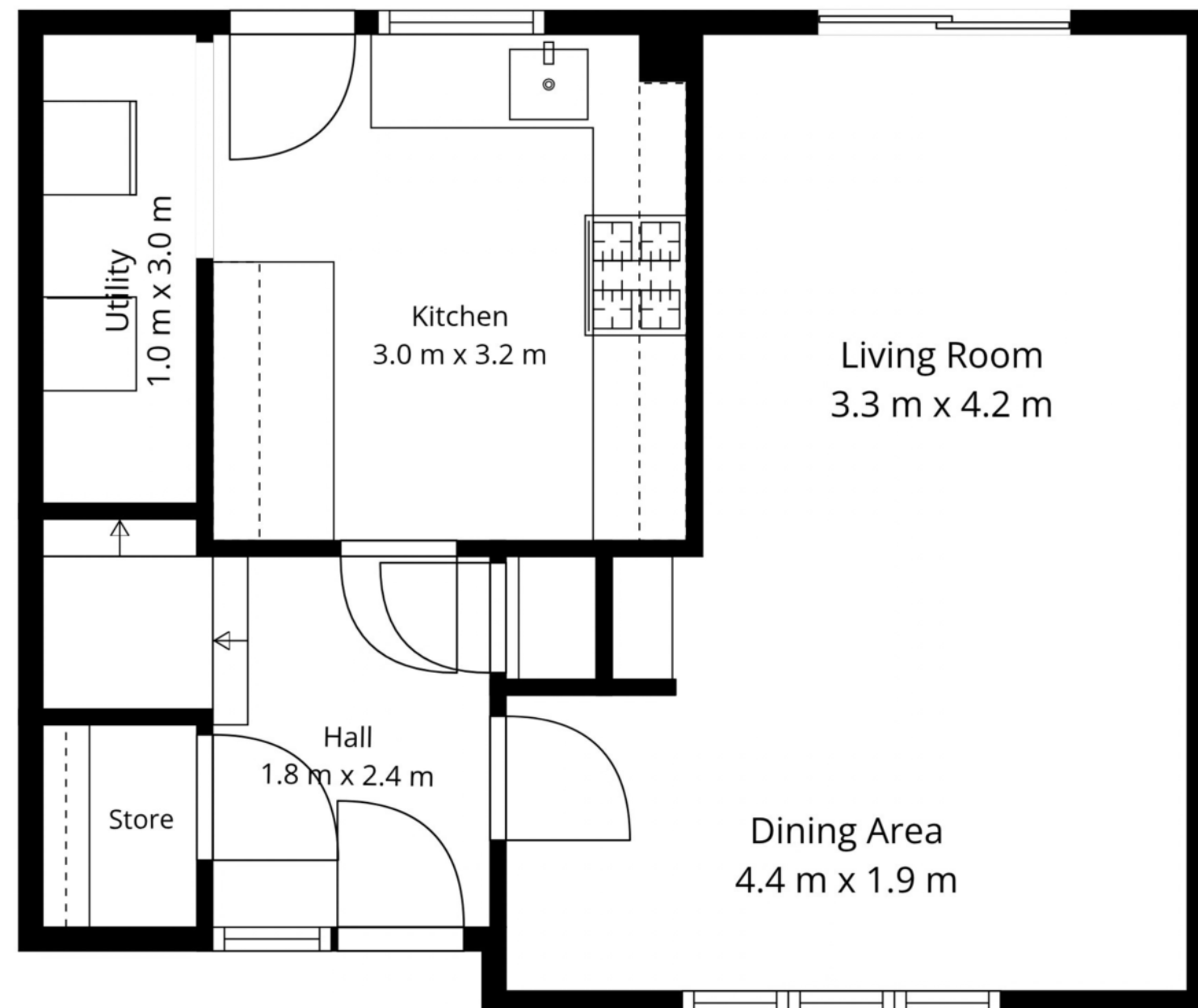
01383 629720

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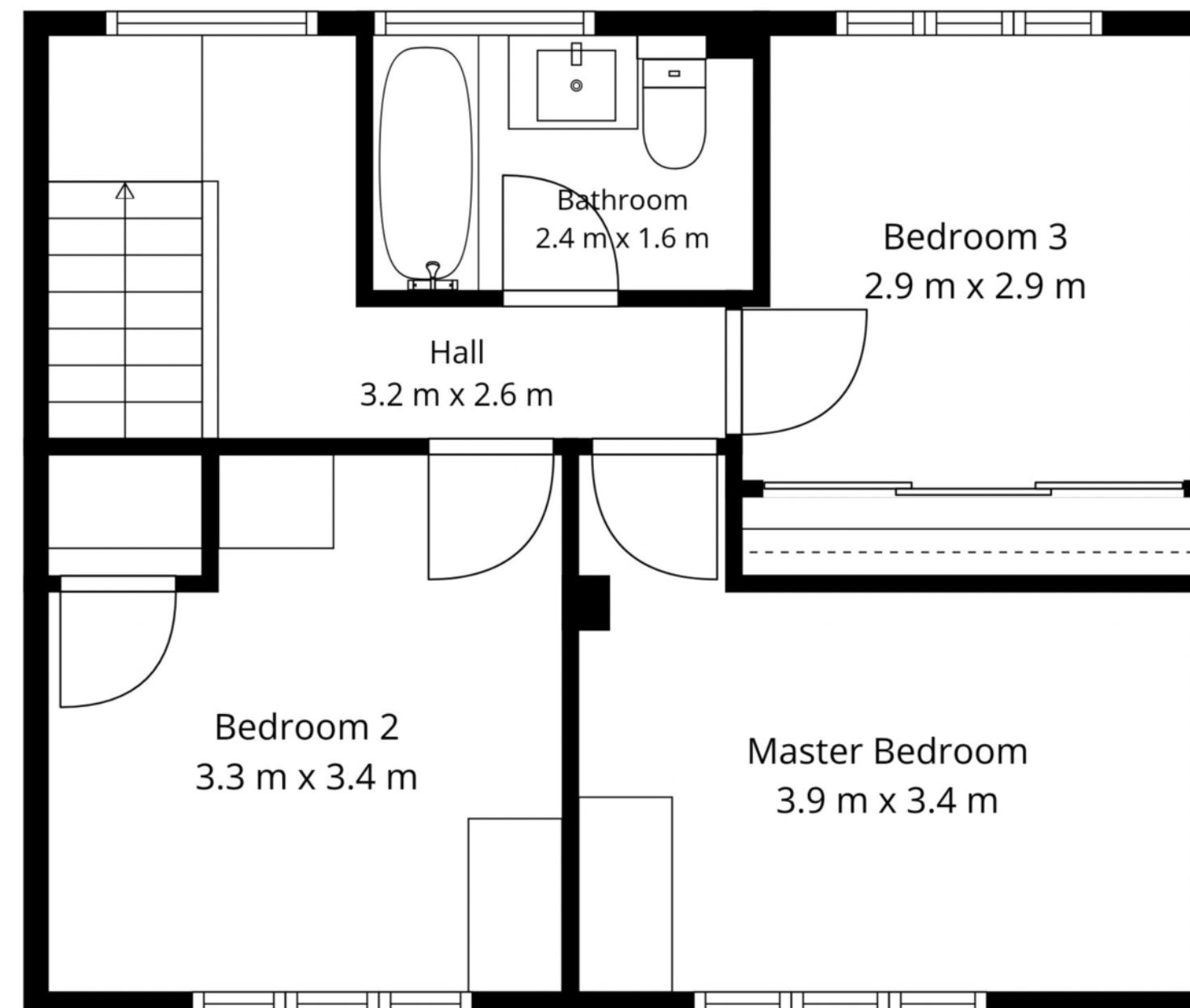
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Ground Floor



1st Floor

TOTAL: 89 m2

Ground floor: 44 m2, 1st floor: 45 m2

EXCLUDED AREAS: WALLS: 8 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

