





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Situated within the popular village of Crosshill, this attractive two-bedroom home offers well-proportioned accommodation over two levels and is ideally suited to first-time buyers, young families, or those looking to downsize. Crosshill is a sought-after village location offering a strong sense of community, with local amenities, schooling and leisure facilities nearby. The neighbouring towns of Lochgelly and Cowdenbeath provide a wider range of shops and services, while excellent transport links and easy access to the M90 make commuting to Edinburgh, Dunfermline and beyond.

The accommodation is entered via a welcoming entrance hall which provides access to the upper level and leads through to a bright and spacious lounge/dining room. Stretching the full depth of the property, this impressive reception space offers excellent flexibility for both everyday living and entertaining, with large windows allowing for an abundance of natural light throughout the day. To the rear, the fitted kitchen enjoys a practical layout with ample storage and worktop space, while providing direct access to the garden, making it perfect for modern family living. The upper landing leads to two generous double bedrooms, both offering excellent proportions and plenty of space for freestanding furniture. Completing the accommodation is a contemporary shower room fitted with a modern suite. A useful storage room further enhances the practicality of the property.

Externally, the property benefits from private garden grounds, providing an ideal space to relax, entertain, or enjoy outdoor family life.

EPC Rating – D
Council Tax - B





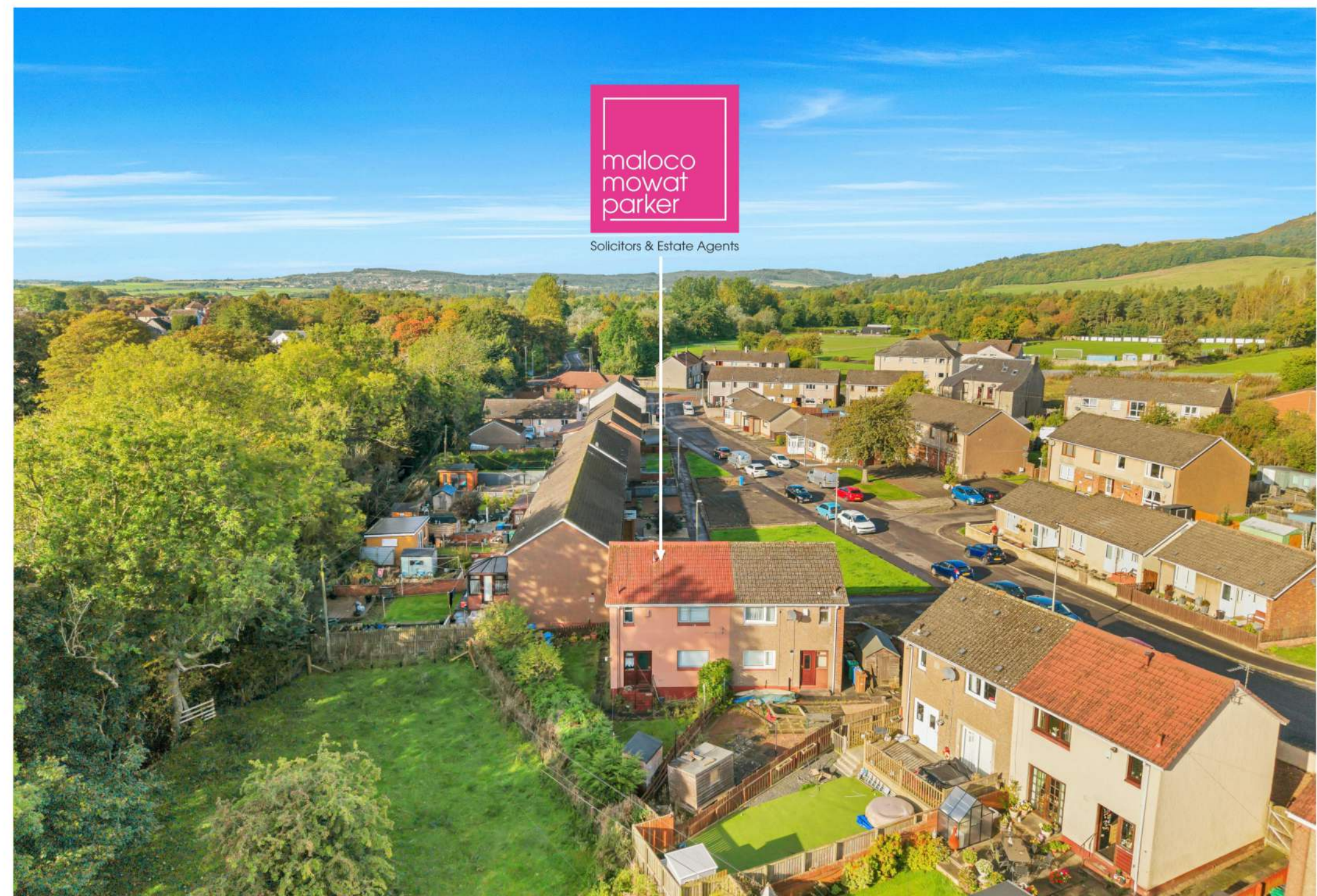
Location

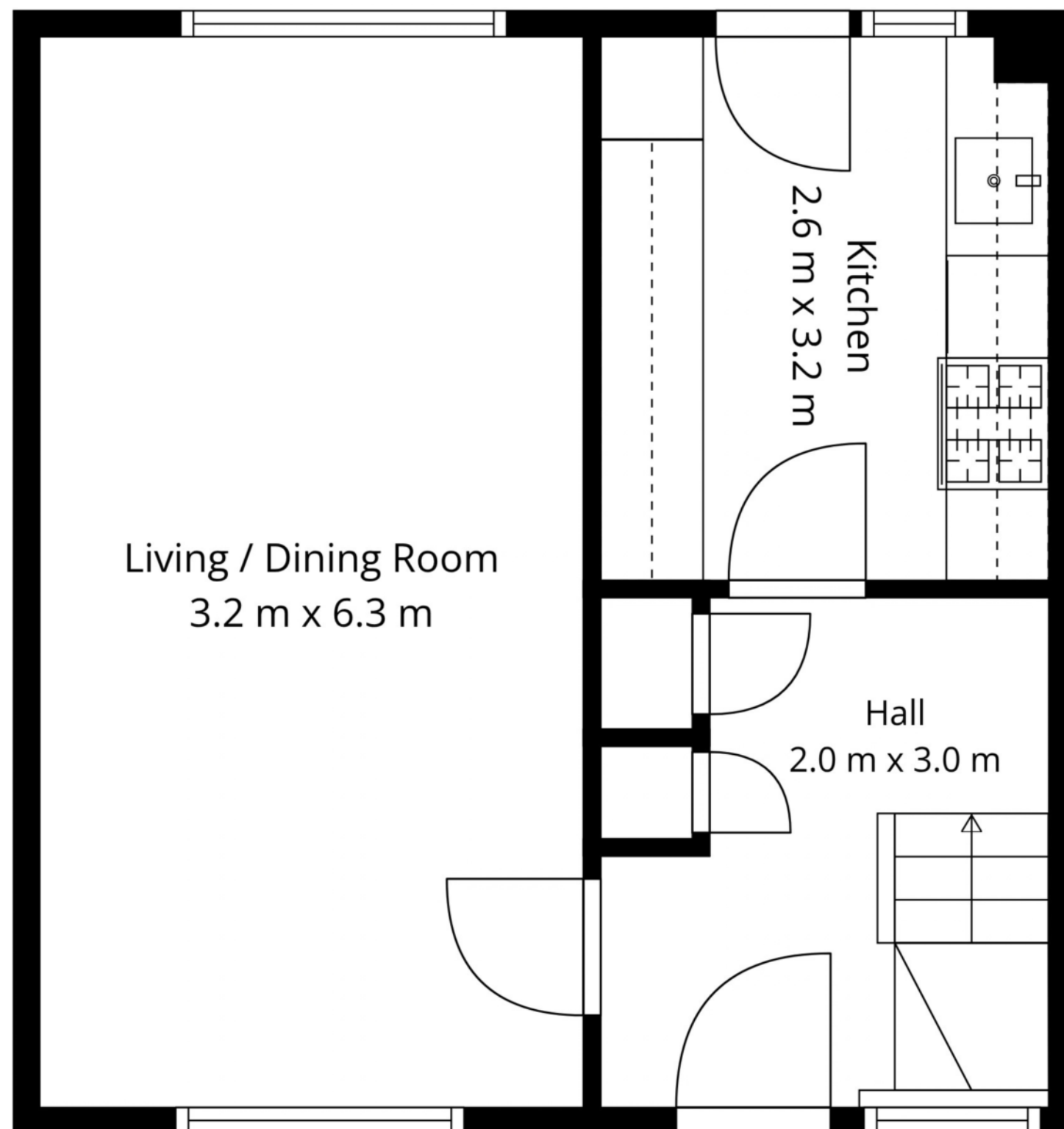
Located in the heart of West Fife, Crosshill is a popular residential village offering a peaceful semi-rural setting while remaining within easy reach of nearby towns and commuter routes. Known for its friendly community atmosphere and attractive surroundings, Crosshill provides an appealing balance between countryside living and modern convenience.

The village benefits from a range of local amenities, with further shopping, leisure, and educational facilities available in nearby Lochgelly, Cowdenbeath, and Dunfermline. Excellent transport links, including convenient access to the M90 and nearby railway stations, make commuting to Edinburgh and other major cities straightforward.

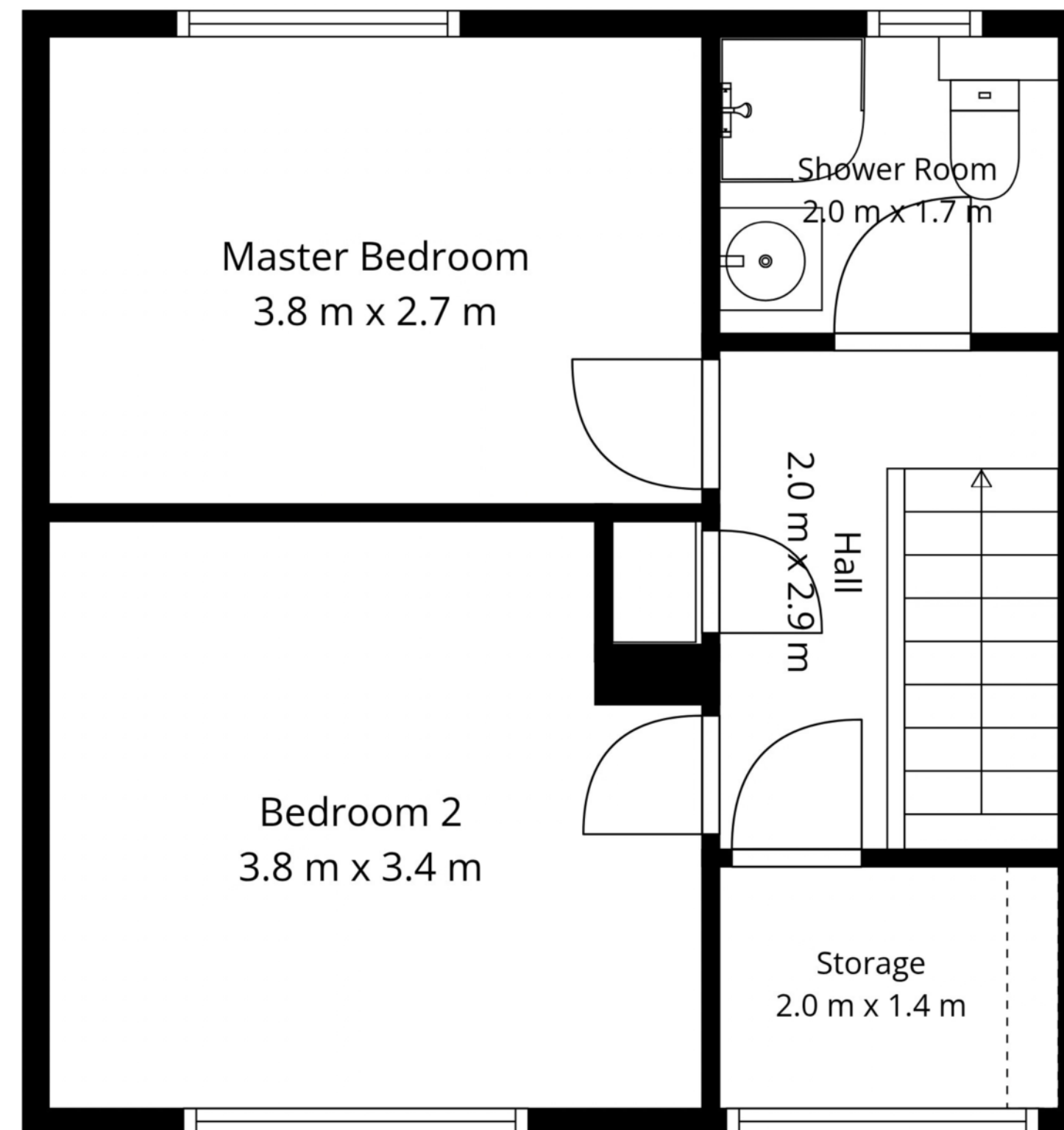
Surrounded by open countryside, Crosshill is well suited to those who enjoy outdoor pursuits, with numerous walking routes, parks, and recreational opportunities close at hand. The village's quieter pace of life, combined with its accessibility and strong sense of community, makes it particularly attractive to families, professionals, and those seeking a more relaxed lifestyle.

Offering a mix of traditional homes and modern developments, Crosshill continues to be a sought-after location for buyers looking to enjoy village living without compromising on connectivity or everyday amenities.





Ground Floor



1st Floor

TOTAL: 74 m²
 Ground floor: 37 m², 1st floor: 37 m²
 EXCLUDED AREAS: WALLS: 6 m²

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



Enquiries

01383 629720

info@maloco.co.uk

maloco.co.uk



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

