



Morgans

PROPERTY

47 Springhill Brae, Crossgates, KY4 8BQ

Offers Over £290,000





Charming three-bedroom home



Separate family room



Bay-fronted 16ft living room



Attic principal bedroom with en-suite



Vast 20ft kitchen/dining area



Two further well-sized bedrooms



EPC Rating -



Council Tax Band -



Welcome

This stunning three-bedroom home offers over 1,000 square feet of flexible accommodation in the popular village of Crossgates, with generous private gardens and feature summerhouse. A striking attic principal room with en-suite sets the tone for this dwelling. The ground floor is full of character and versatility, with a bay-fronted 16-foot living room and a separate family room providing excellent space for relaxing and entertaining. The vast 20-foot kitchen/dining area is the real heart of the home, with French doors opening outside, making it ideal for family meals and gatherings. Two further well-proportioned bedrooms are located on the ground floor, one with its own bay window, served by a family bathroom with a bath. Upstairs, the principal bedroom occupies the attic space, extending to over 18 feet in length and benefiting from its own en-suite shower room. Double driveway and ample visitors parking. Located in Crossgates, the property is well placed for local amenities and easy access to Dunfermline, Cowdenbeath, and the wider Fife area, making it an excellent choice for families seeking flexible, characterful accommodation.





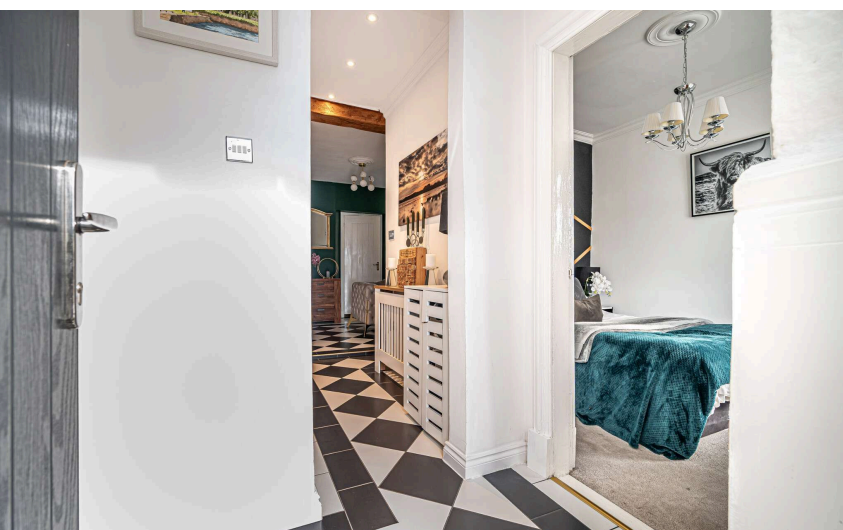
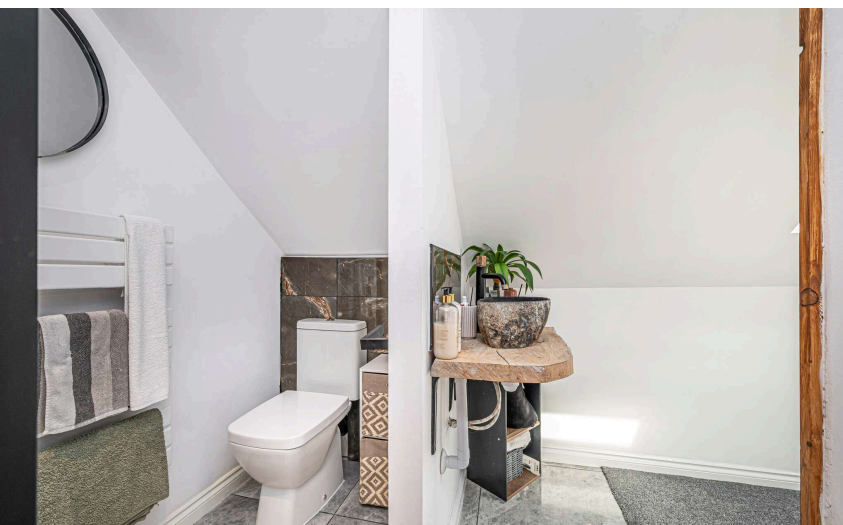
EXTRAS INC SALE / AGENTS NOTE

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

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.









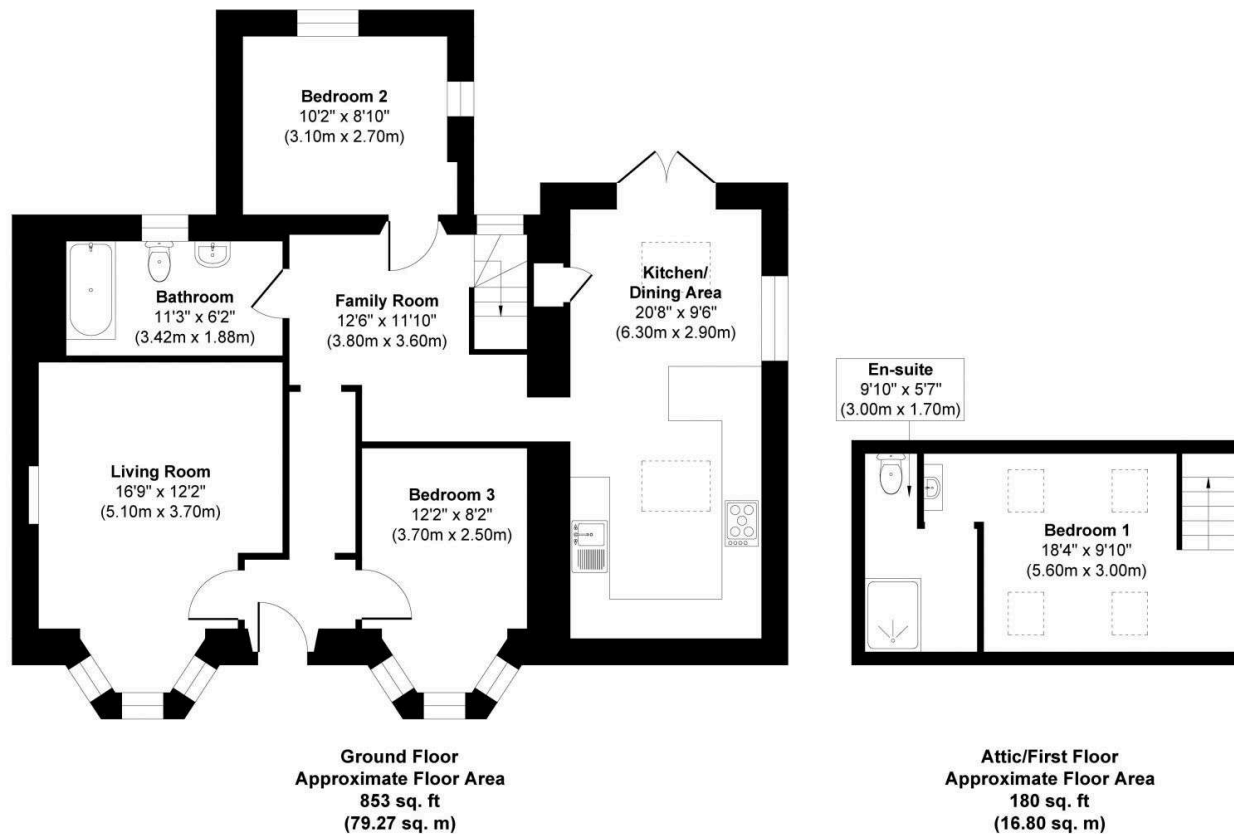
Crossgates

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 1033 sq. ft / 96.07 sq. m

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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