



**Offers Over £85,000**  
**62 Dunfermline Road, Crossgates, Cowdenbeath, Fife, KY4 8AS**



# 62 Dunfermline Road, Crossgates, Cowdenbeath, Fife, KY4 8AS

Delmor are delighted to be marketing this tastefully presented quirky ground floor flat set in a central location close to all local amenities. 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. 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, schooling and Fife Leisure Park. The property briefly comprises of on the ground floor - Entrance vestibule through to the hallway. Spacious lounge with a decorative fireplace having timber mantel and surround and with a cast iron inset. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Washing machine and small under worktop fridge/freezer. Large double bedroom with storage cupboard. Modern luxury shower room with shower cubicle and vanity unit housing the wash hand basin and WC. There are shared gardens to the rear along with parking. The property also benefits from gas central heating and double glazing. Early viewing is a MUST on this move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Vestibule



### Hallway



### Lounge



4.9m x 4.4m (16' 1" x 14' 5")

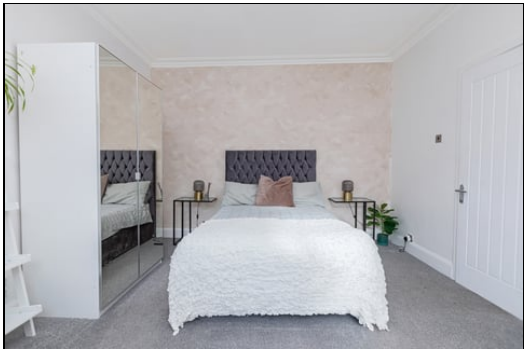


Kitchen



2.3m x 2.7m (7' 7" x 8' 10")

Bedroom



3.7m x 4.0m (12' 2" x 13' 1")



## Shower Room



4.1m x 1.5m (13' 5" x 4' 11")



## Gardens



## Extras

All floor coverings. Gas hob, electric oven and extractor fan. Washing machine. Small fridge/freezer. Wardrobe.

Other furniture can be sold by separate negotiation



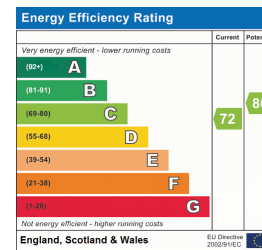
they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

## FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



## SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

## MEASUREMENTS

All measurements are approximate.

## APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply

GROUND FLOOR

