



Property Description

Light and beautifully presented, three-bedroom, end-terrace family villa, on a generous corner plot with gardens. Overlooking a shared green and back from the main road, in an established residential area of Crossgates, Fife.

Comprises an entrance hall, living/dining room, kitchen, three flexible double bedrooms, and a family bathroom.

Highlights include a modern fitted kitchen and bathroom suite, contemporary flooring, gas central heating and double glazing. In addition, there is good integrated storage including a loft space and a large garden shed with power and lighting.

Externally there is a lawn to the front; whilst a large and enclosed southerly-facing rear garden includes a lawn, a wood-decked patio and a paved patio.

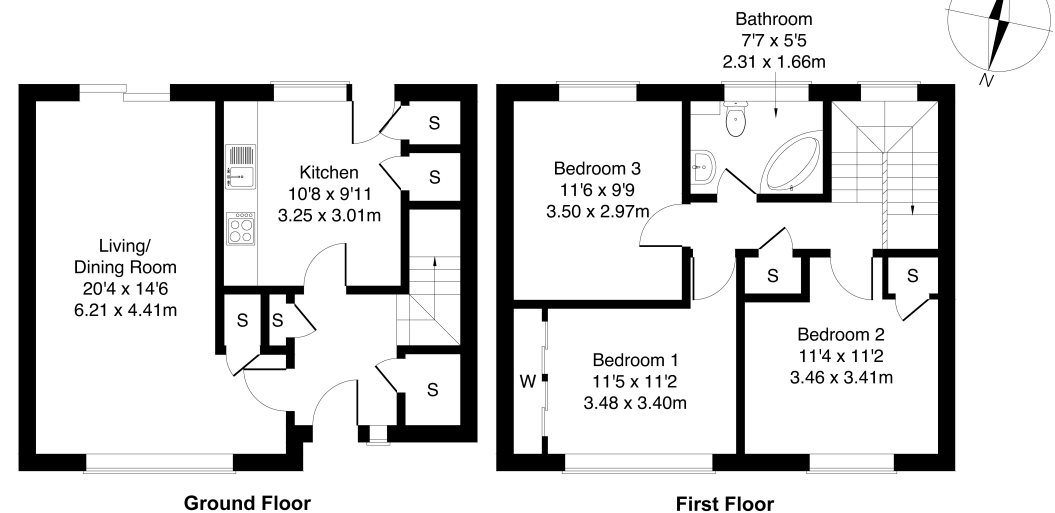
A welcoming entrance affords access to the public rooms and the stairs leading to the upper hall, and features two storage cupboards. The dual-aspect living room offers ample space for both lounge and dining furniture; and features patio doors accessing the southerly-facing rear garden, two light fittings, decorative coving, wood effect flooring and a built-in storage cupboard.

Set to the rear, also featuring garden access, the stylish kitchen has wood effect flooring continuing from the hall and two built-in storage cupboards. Modern fitted units include a sink with drainer, a tiled surround; an integrated oven and electric hob; and a freestanding washing machine.

On the upper hall, bedrooms one and two are set to the front with wood effect flooring and built-in wardrobe storage; whilst bedroom three overlooks the garden, similarly well-sized, featuring carpeted flooring. Completing the accommodation, the bathroom is fitted with a modern three-piece suite which includes a mains mixer shower over a corner-style bath, tiled splash walls and a ladder-style radiator.



78 Droverhall Avenue Crossgates, Cowdenbeath KY4 8BN
Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Crossgates is a West Fife village in a rural setting, with amenities including local shops for day-to-day necessities, a primary school, church, medical centre, various licensed premises and excellent bus services. Perfectly situated for the commuter, Crossgates lies close to both the A92 allowing access to

Glenrothes, Kirkcaldy and east Fife, and to Junction 3 of the M90, roughly half an hour from Edinburgh and Perth. The large town of Dunfermline is close by, offering retail facilities in the busy centre of the town, and a cinema and leisure complex and a large range of pubs and restaurants at Halbeath Retail Park.





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