









# Key Features

 4 Bedrooms

 2 Public

 2 Bathrooms

- Stunning, executive villa located within a sought-after residential setting on the outskirts of Crossgates
- A credit to the owner and upgraded to a fantastic standard, 14 Ramsey Crescent is offered to the market in true move in condition and viewing is a must to appreciate the quality on offer
- Excellent for transport links with the M90 motorway and Halbeath Park and Ride, only a few minutes drive from the home, with a regular service to and from Edinburgh City Centre and Edinburgh Airport
- Essential amenities within Crossgates with a wider variety available circa one mile from the property in nearby Dunfermline including various supermarkets and eateries Convenient for Fife Leisure Park with its amenities including various coffee shops, leisure facilities and a ten screen cinema
- Primary schooling within village with secondary available within Dunfermline, including the new Learning Campus, and Cowdenbeath
- Train stations within nearby Dunfermline, Cowdenbeath, Inverkeithing and Aberdour
- The beautiful coastal town of Aberdour is only a short distance away with award winning beach, golf club, charming village shops, coffee shops and restaurants
- Driveway with parking for several cars and additional visitor's parking located across from the property
- Entrance hall with quality Porcelenosa ceramic tiling used throughout the home
- Formal bay window living room and the garage has been converted to offer an additional public room or work from home space
- Modern W.C and storage available under stairs, accessed via the kitchen
- High specification dining kitchen to the rear of the home with a wide range of floor and wall mounted storage, Silestone worktops, inbuilt granite 1 ½ sinks with built in Insinkerator waste disposal and Quooker Fusion boiling tap. Appliances include Siemens pyrolytic multi function oven including steam and microwave. French doors to the enclosed gardens and separate utility room
- Master bedroom benefitting from twin built in wardrobes and contemporary en suite shower room with mains fed shower and automatic underfloor heating. Three further double bedrooms with built in wardrobes available
- Beautiful family bathroom with three piece suite and separate shower unit
- Suspended flooring in the loft for additional storage, lighting and electrics, accessed via an in-built ladder
- Outside the property had been laid out with IP65 electric cabling with numerous sockets for lighting, 2 outside water taps to the rear and side, and an additional socket to the front of the property
- Stunning gardens, backing onto open green spaces with access out from the rear of the garden. Beautifully maintained by the current owner, the garden offers a fantastic space to relax in and is set up to enjoy alfresco dining in the warmer months. Large Storage shed. Access to 'The Taft', Crossgates Community Woodland at the bottom of the street. Fantastic for dog walking and bird spotting of which there are numerous varieties















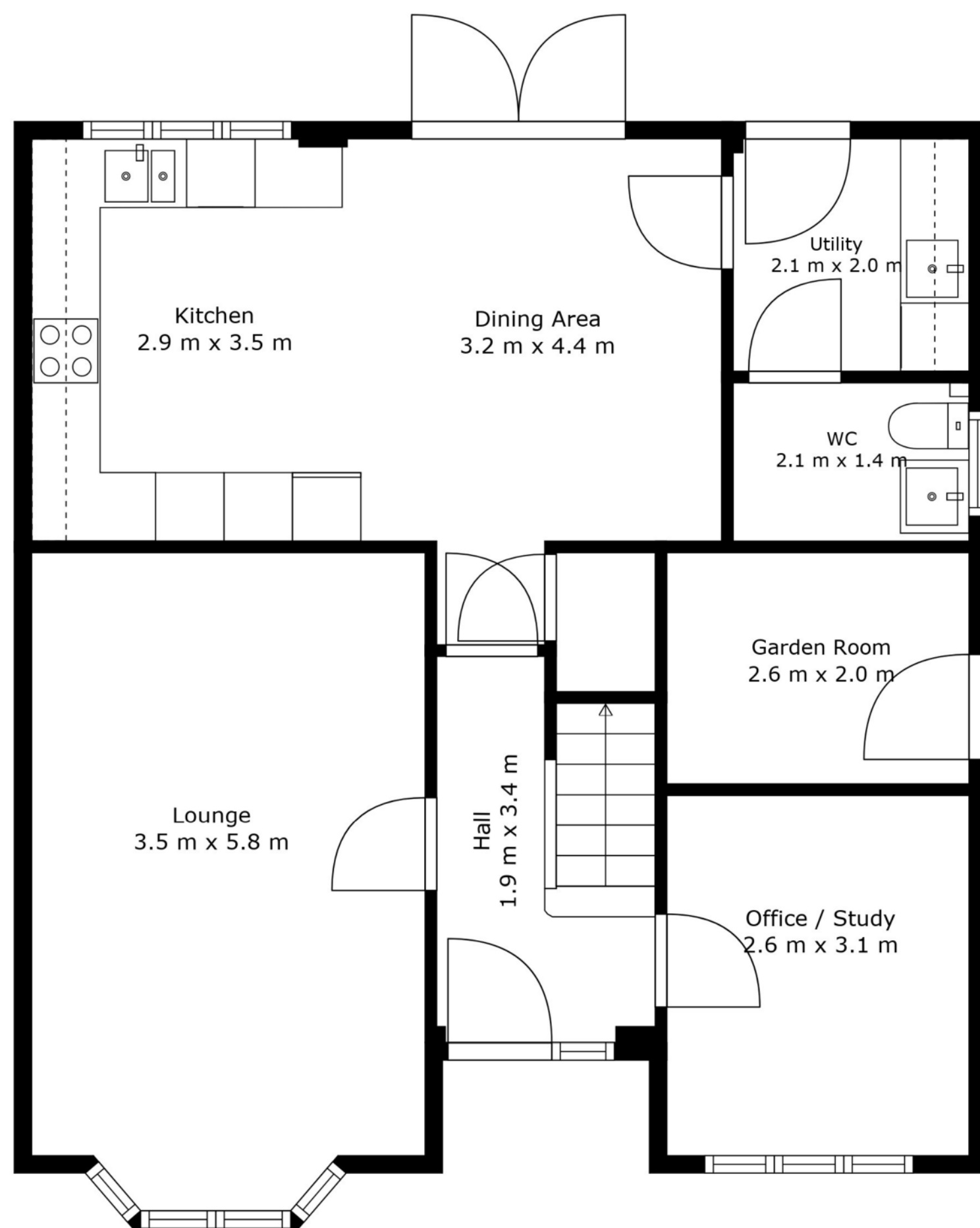


# Location

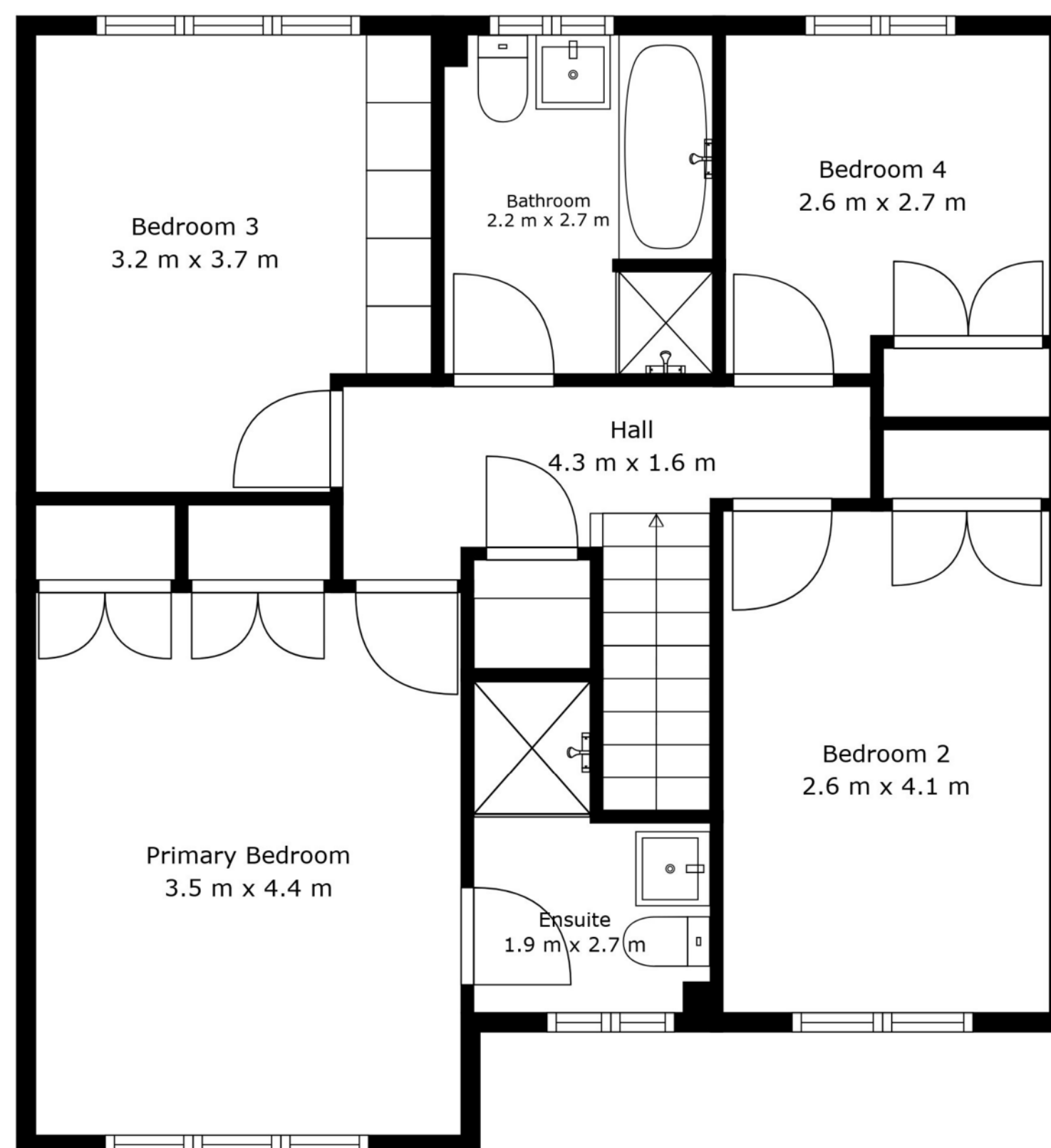
Crossgates lies to the east of Dunfermline, offering excellent access to the M90/A90 motorway network, with Halbeath Park and Ride right on its doorstep. This makes the area an ideal location for commuters, with easy travel to all major centres. The village itself provides a range of everyday amenities, 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.







Floor 1



Floor 2

**TOTAL: 141 m<sup>2</sup>**  
 FLOOR 1: 72 m<sup>2</sup>, FLOOR 2: 69 m<sup>2</sup>

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



## Enquiries

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

