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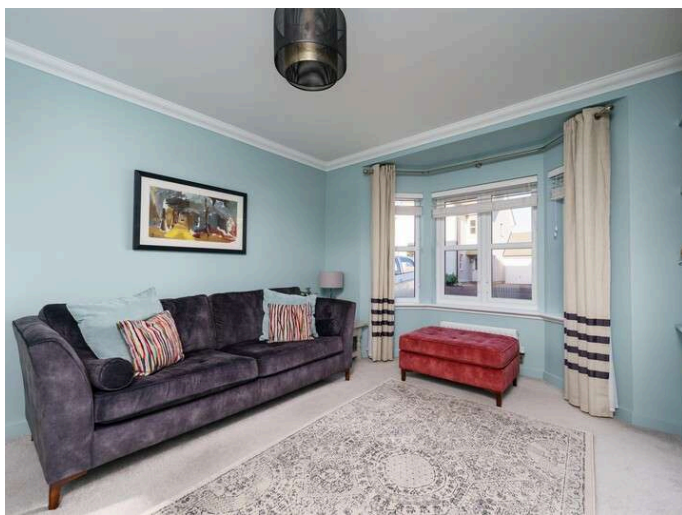
Solicitors & Estate Agents

5

Blackhill Brae, Crossgates, COWDENBEATH, KY4 8FH



Working harder for you



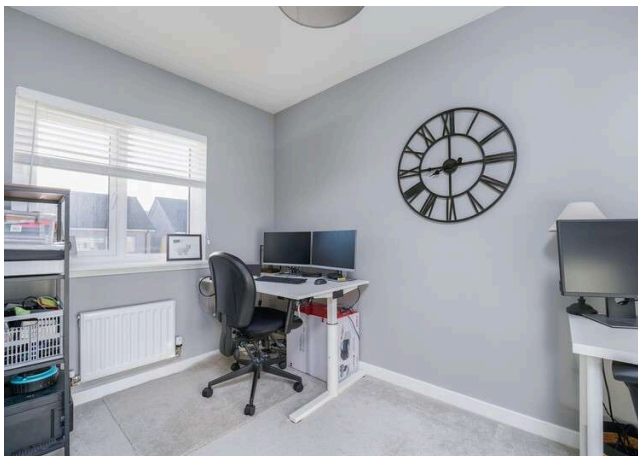
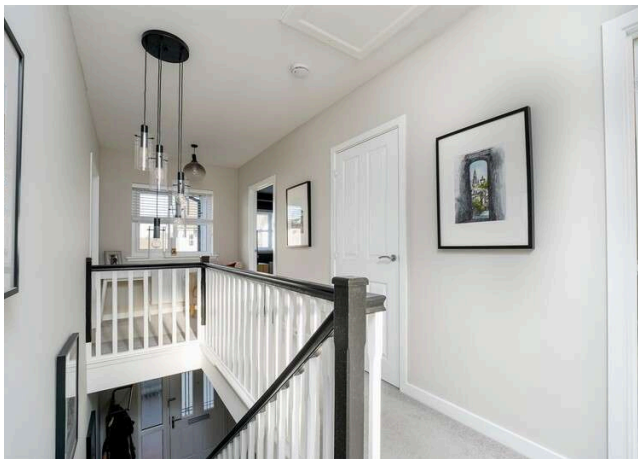
4 bedrooms



2 public



3 bathrooms

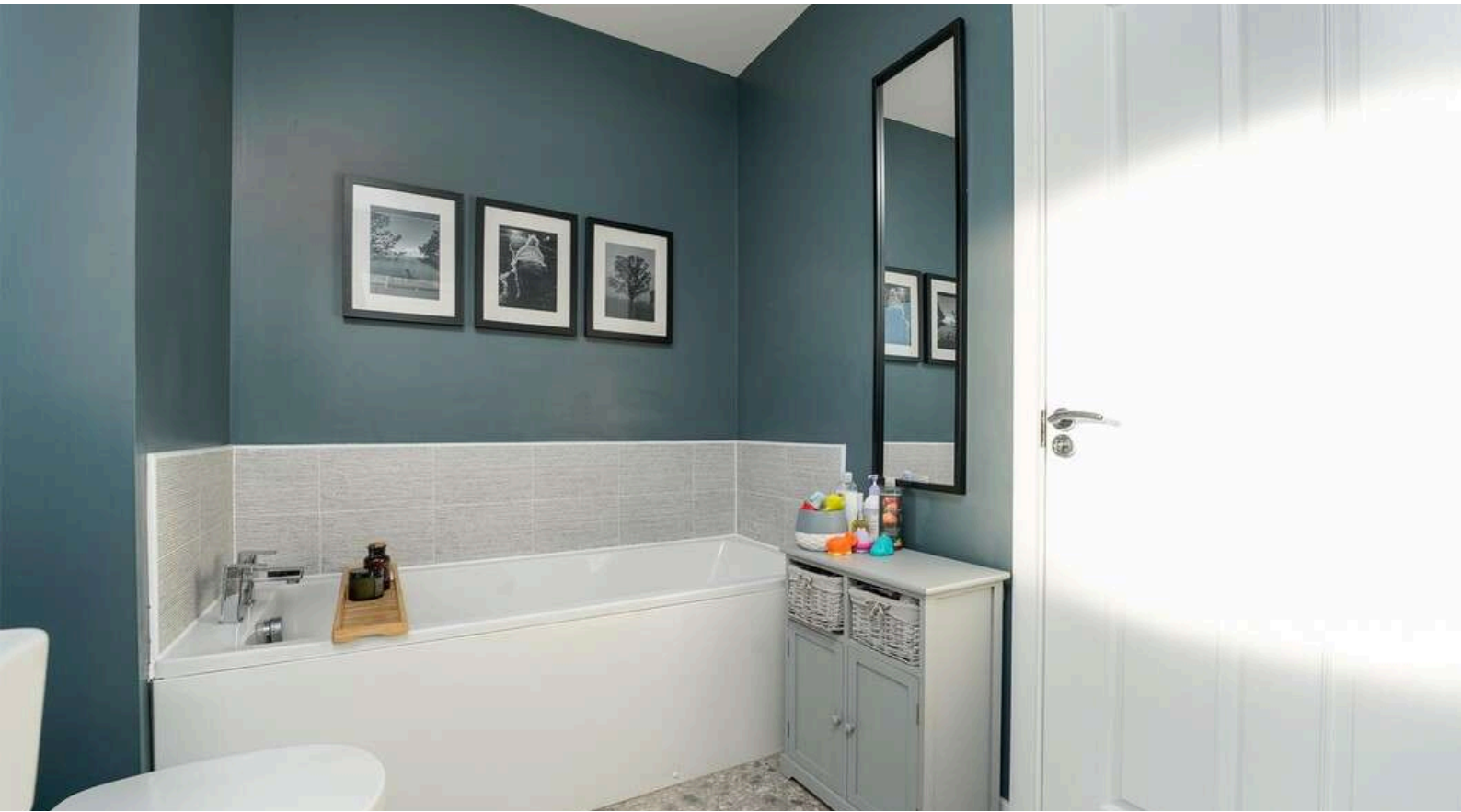


- + Stunning, executive villa located within a sought after residential setting on the outskirts of Crossgates. Upgraded throughout by the current owners, 5 Blackhill Brae is offered to market in true move in condition
- + Excellent for transport links with the M90 motorway and Halbeath Park and Ride, with a regular service to and from Edinburgh City Centre and the airport
- + Amenities within Crossgates with a wider variety available circa one mile from the property in nearby Dunfermline. Convenient for Fife Leisure Park with its amenities including
- + Primary schooling within village with secondary available within Dunfermline and Cowdenbeath
- + Property has been completely upgraded and briefly comprises of a spacious living room to the front of the property with feature media wall and built in fireplace
- + Luxury dining kitchen to the rear of the home with a wide selection of floor and wall mounted storage, appliances and breakfast bar. French doors lead out onto enclosed gardens
- + Utility room and modern W.C
- + Master bedroom with built in wardrobes and en suite shower room. Second double bedroom
- + Bedrooms three and four benefit from Jack and Jill shower room
- + Modern family bathroom with three piece suite
- + Large landscaped rear gardens fully enclosed, consisting of a patio area with porcelain tiles, a perfect space for alfresco dining with south facing aspects
- + Large area to the side of the property for additional storage
- + Driveway leading to a single integral garage. External downlighting

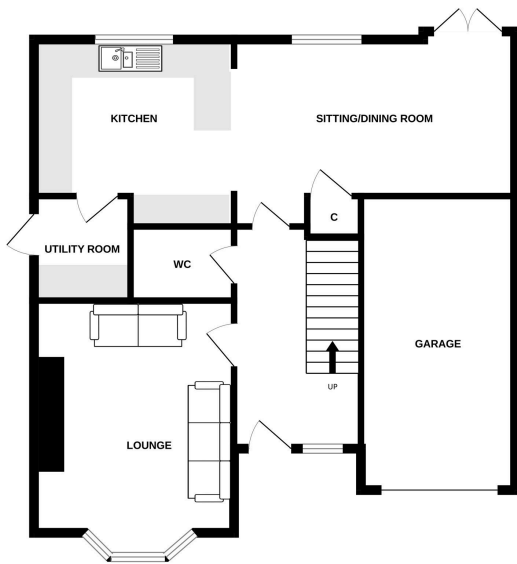




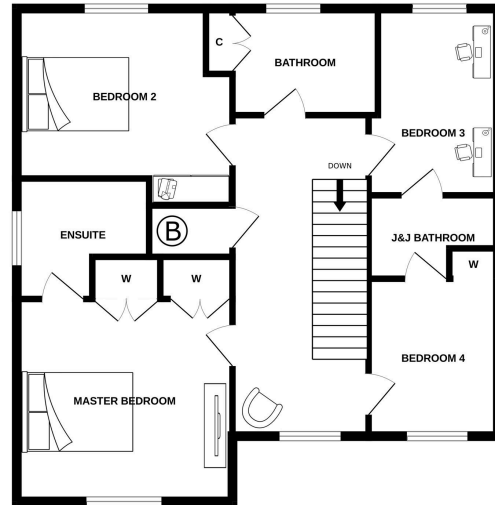




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Lounge	4.35 m x 3.66 m / 14'3" x 12'0"	Bedroom 4	2.93 m x 2.79 m / 9'7" x 9'2"
Kitchen Dining Room	8.91 m x 3.44 m / 29'3" x 11'3"	Bathroom	1.98 m x 2.70 m / 6'6" x 8'10"
Master Bedroom	4.16 m x 3.74 m / 13'8" x 12'3"	Jack & Jill Bathroom	2.93 m x 1.50 m / 9'7" x 4'11"
Bedroom 2	3.46 m x 3.75 m / 11'4" x 12'4"		
Bedroom 3	3.49 m x 2.25 m / 11'5" x 7'5"		



Sharing is caring!

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