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Solicitors & Estate Agents

4

Blackhill Brae, Crossgates, COWDENBEATH, KY4 8FH



Working harder for you



4 bedrooms



2 public



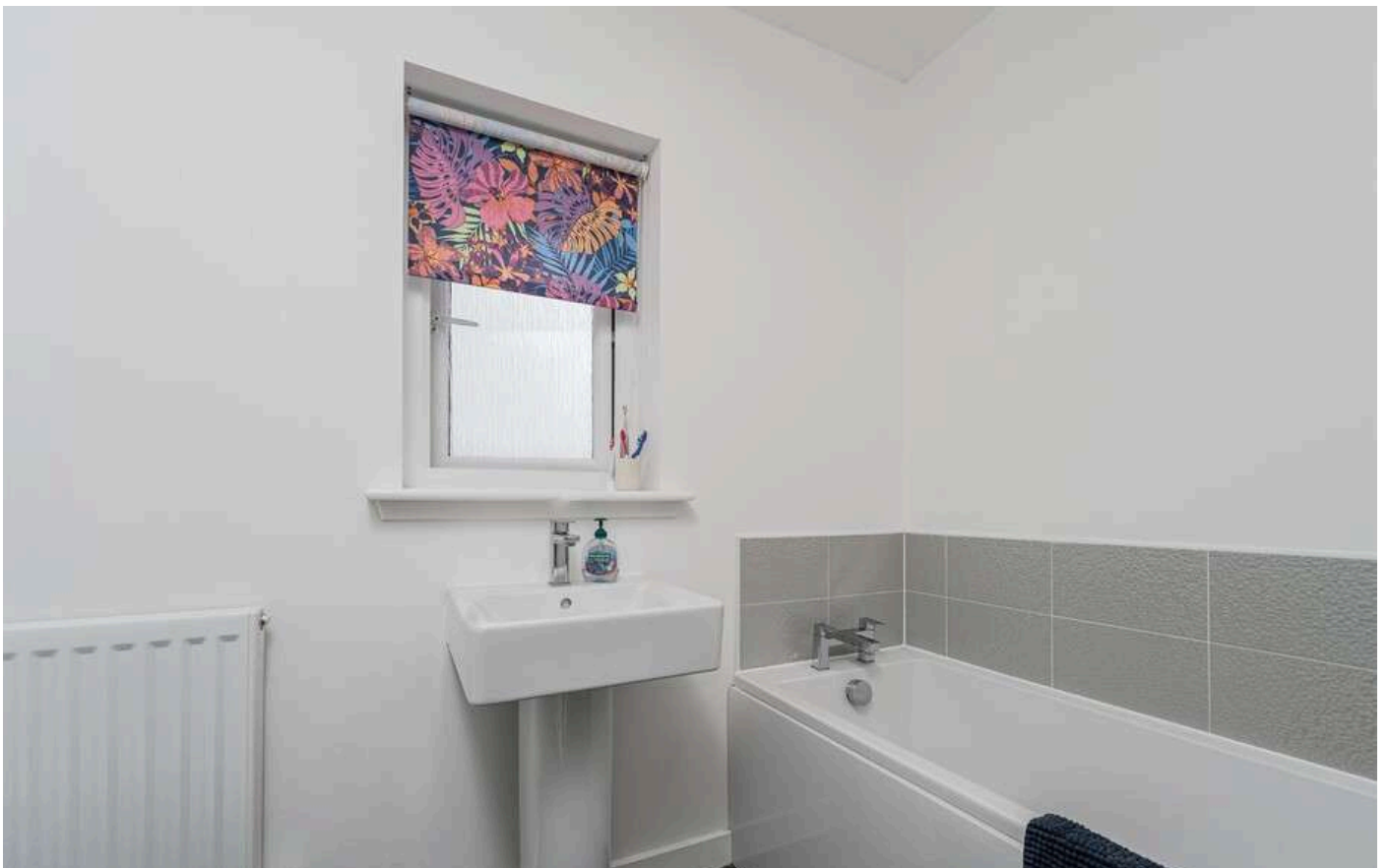
2 bathrooms



- + Stunning, executive home located within a sought-after residential setting on the outskirts of Crossgates. 4 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 various coffee shops, restaurants and leisure facilities
- + Primary schooling within village with secondary available within Dunfermline and Cowdenbeath
- + Property has been upgraded and briefly comprises of a spacious living room to the front of the property with bay window.
- + Luxury dining kitchen to the rear of the home with a wide selection of floor and wall mounted storage and appliances. French doors lead out onto enclosed gardens.
- + Utility room and modern W.C
- + Study/5th bedroom to the front of the property to complete downstairs accommodation
- + Master bedroom with walk in wardrobe and en suite shower room.
- + Two double bedroom and further bedroom to the rear
- + Modern family bathroom with three-piece suite
- + Large landscaped rear gardens fully enclosed, consisting of a patio area and decking, a perfect space for alfresco dining
- + Large area to the side of the property for additional storage
- + Driveway with parking for several cars leading to a single detached garage.

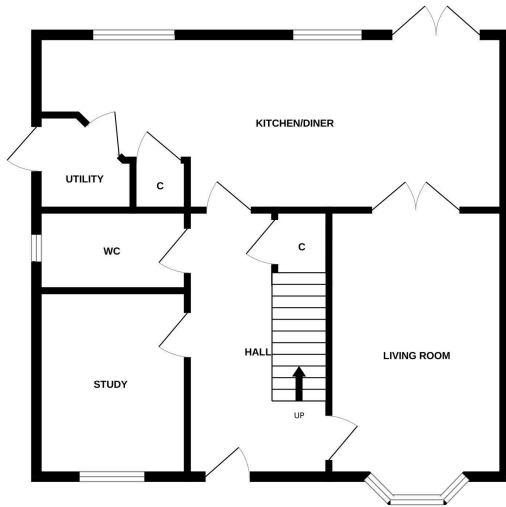




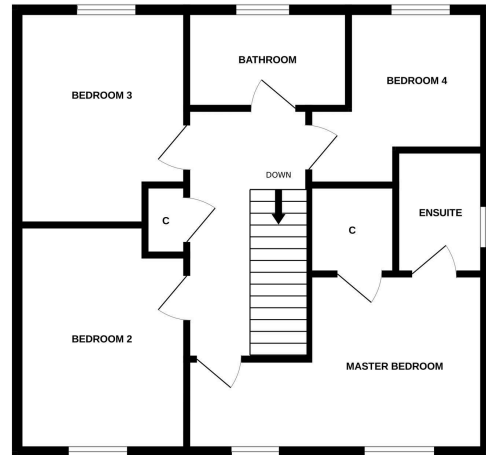




GROUND FLOOR



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.
Made with Metropix 5.0224

Living Room	4.60 m x 3.05 m / 15'1" x 10'0"	Bedroom 4	2.51 m x 2.39 m / 8'3" x 7'10"
Kitchen Dining Room	7.67 m x 3.01 m / 25'2" x 9'11"	Study/Bedroom 5	2.66 m x 2.32 m / 8'9" x 7'7"
Master Bedroom	5.31 m x 2.96 m / 17'5" x 9'9"	Utility Room	1.83 m x 1.71 m / 6'0" x 5'7"
Bedroom 2	3.86 m x 2.57 m / 12'8" x 8'5"	Bathroom	2.71 m x 1.69 m / 8'11" x 5'7"
Bedroom 3	3.80 m x 2.57 m / 12'6" x 8'5"		



Sharing is caring!

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