









# Key Features

 5 Bedrooms

 2 Public

 3 Bathrooms

- Extended, executive villa located within a large corner plot within the popular village of Crossgates
- A credit to the owner and upgraded throughout, 1 South Knowe is offered to the market in true move in condition and viewing is a must to appreciate the quality and space 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, only a short walk away with secondary available within Dunfermline, including the new Learning Campus, and Cowdenbeath
- Train stations within nearby Dunfermline, Cowdenbeath and Inverkeithing
- Driveway with parking for several cars, leading to garage
- Entrance hall with storage and WC. Formal living room with wood burning stove.
- Open plan kitchen and family room to the rear of the home. A fantastic space for entertaining, benefitting from a wide selection of floor and wall mounted storage, Belfast sink and ample worktop space and a separate utility room to house white goods
- Bedroom five or additional public room on the ground floor
- Master bedroom boasts built in wardrobes and modern en suite shower room
- Three further bedrooms with built in wardrobe space and additional en suite shower room. Tiled family bathroom with three piece suite completes the accommodation,
- Extensive gardens, mostly laid to lawn with patio and decking. Fantastic outlooks over open countryside













# 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.



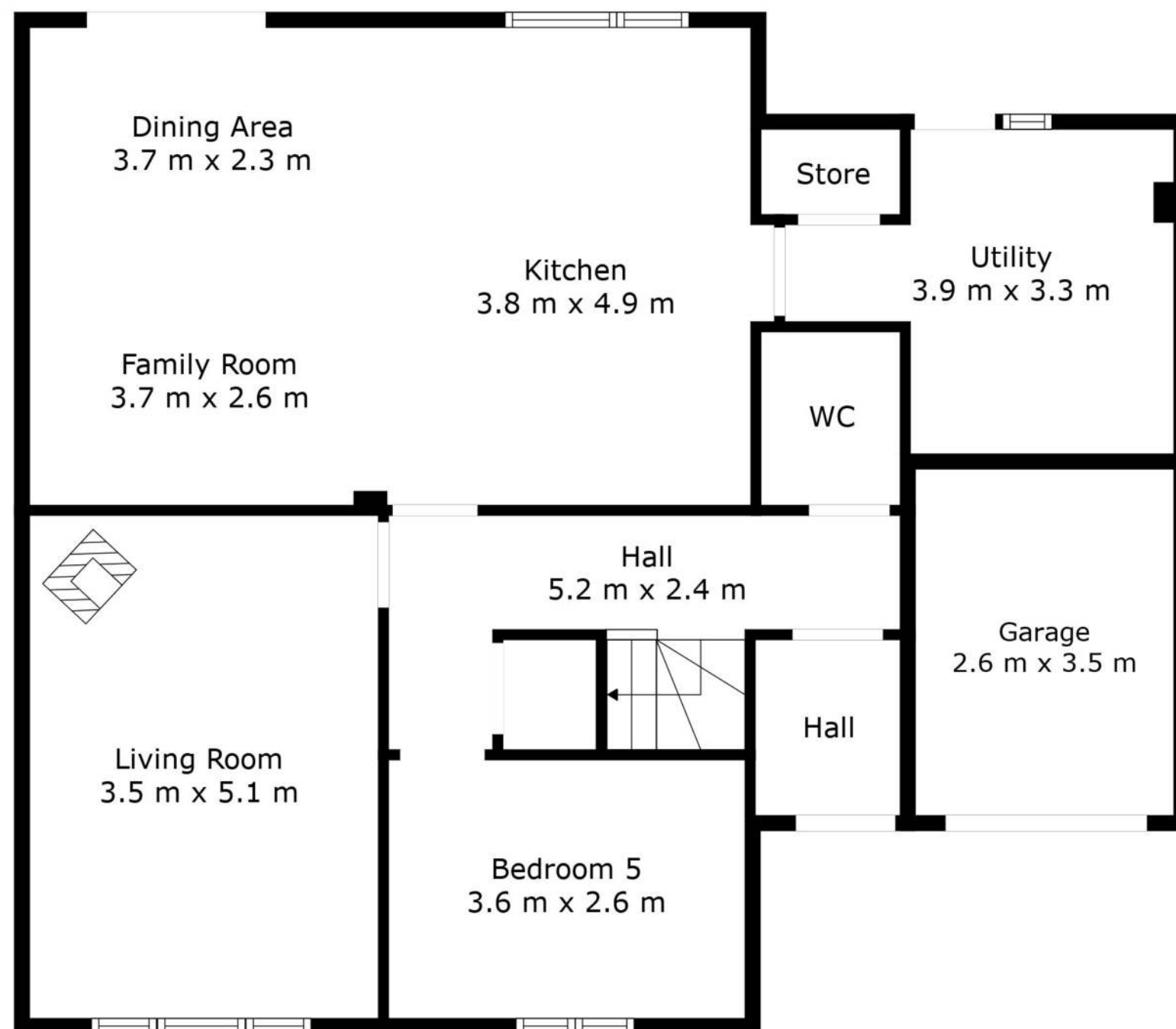


# Enquiries

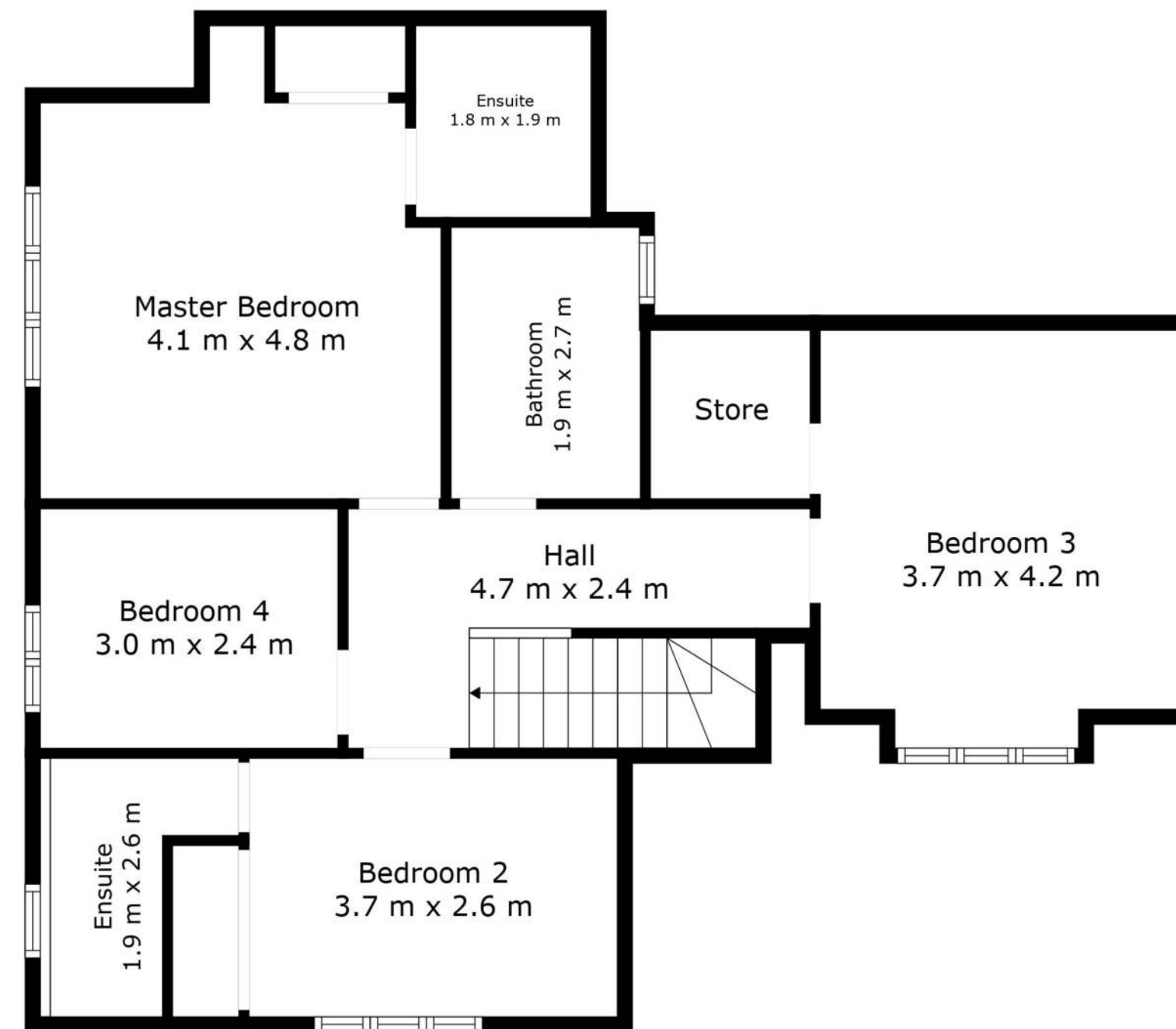
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Floor 1



Floor 2



**TOTAL: 172 m2**  
FLOOR 1: 93 m2, FLOOR 2: 79 m2  
EXCLUDED AREAS: GARAGE: 9 m2, LOW CEILING: 1 m2  
WALLS: 15 m2

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



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

