



## 8 Anson Lane, Crossgates, Cowdenbeath, Fife, KY4 8FJ

Beautifully Presented and Spacious, Four-Bedroom, Detached, Family Home

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# Property Description

Beautifully presented and spacious, four-bedroom, detached, family home, with gardens, a driveway and an integrated garage. Set on a corner plot, in a modern, factored, development, in the village of Crossgates, near Cowdenbeath, Fife.

Comprises an entrance hallway, living room, dining/kitchen, utility room, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a good quality kitchen, with appliances, stylish bathroom suites, multiple TV points, gas central heating and double glazing. Further features include a bespoke media wall and excellent integrated storage, including a loft and a garage, with power and light.

Externally, there is a lawn and driveway to the front, whilst the enclosed rear garden features a paved patio and a lawn.

This popular development also has unrestricted street parking and well-maintained communal areas.

A welcoming entrance hall, finished with light, neutral decor, leads into a front-facing living room on the left. Extended by a bay window and including a feature media wall, the tastefully presented reception room provides a spacious, flexible floor plan for freestanding lounge furniture. Set to the rear, an impressively proportioned kitchen offers generous space for a dining table and chairs and opens onto the garden, via French doors. Contemporary white units are complemented by wood-effect worktops and stylish splashback tiling and incorporate an integrated double oven, a gas hob, a stainless-steel canopy and a freestanding dishwasher. An adjoining utility room, with access to the garden and to a handy WC, provides space and plumbing for further appliances.

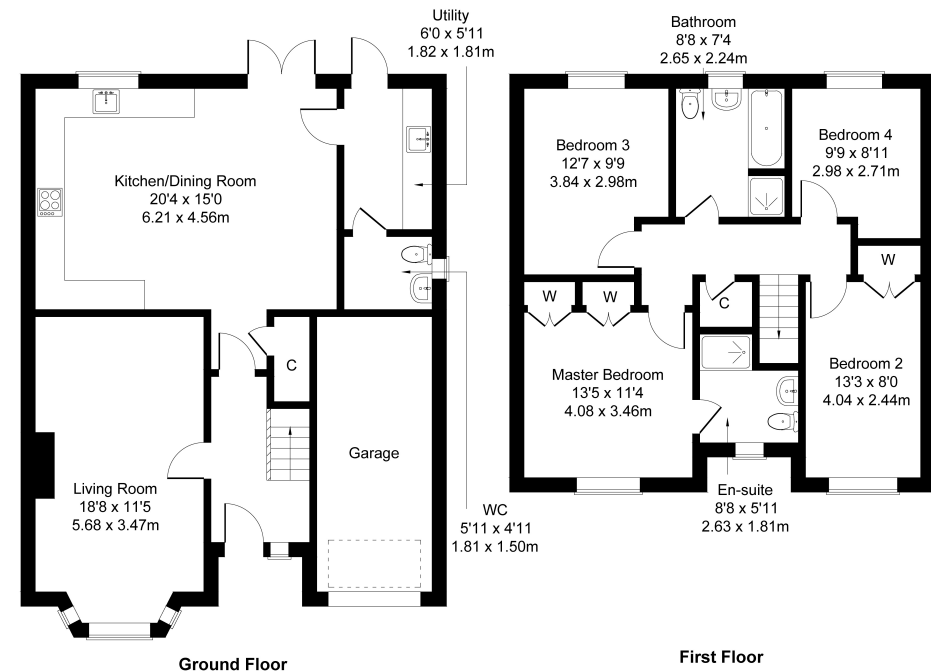
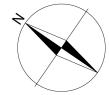
Upstairs, a landing, with storage, leads to four well-proportioned bedrooms, with two benefiting from built-in wardrobe storage and the master bedroom enjoying its own en-suite shower room.

Completing the accommodation, a bright family bathroom comprises a contemporary three-piece suite, a recessed shower cubicle and tiled splash walls.



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Approximate Gross Internal Area: (1593 sq ft - 148 sq m.)



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

## Area Description

Cowdenbeath is a long-established township in south-west Fife, offering a short commute to and from Edinburgh via the nearby A92, which connects to the M90. The bustling High Street provides a good selection of local shops, with a Morrisons supermarket, a library, banks, and post office facilities. Other amenities include a leisure centre with a swimming pool and gym, public





parklands, a football stadium, and a golf course. There are several primary schools, and a modern high school built in 2003. Dunfermline is the closest large town, some 6 miles eastwards, with Kirkcaldy 9 miles to the west. Cowdenbeath has its own railway station, with both trains and buses offering frequent connections to Edinburgh and other local and long-distance destinations.







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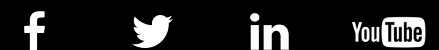
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