



Solicitors & Estate Agents

2

Mowbray Gardens, Crossgates, COWDENBEATH, KY4 8BG



Working harder for you



4 bedrooms



2 public

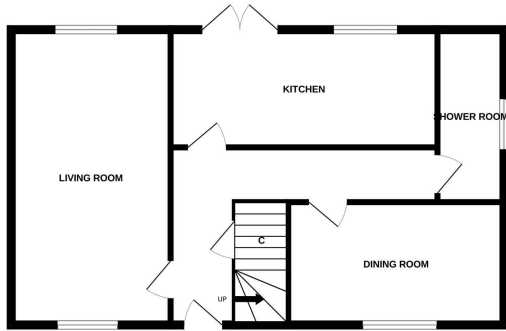


2 bathrooms

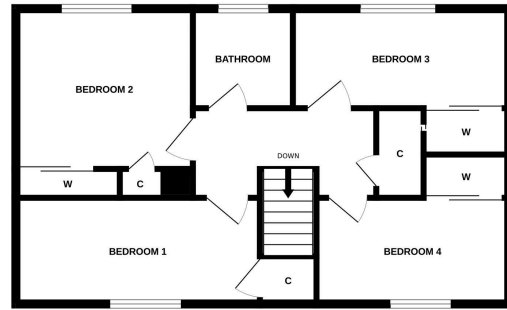


- + An extended, four bedroom end terraced villa conveniently located within the popular village of Crossgates and benefits from driveway and gardens
- + Crossgates is perfectly situated for a wide range of amenities including retail, leisure and recreational facilities with nearby Fife Leisure Park offering various restaurants, coffee shops and a ten-screen cinema
- + Transport links include several local train stations, Park and Ride facilities at nearby Halbeath and the M90 motorway and A92
- + Entrance hall leading to a full length lounge. Separate, formal dining room
- + Breakfast kitchen with a range of floor and wall mounted storage, room for appliances and French doors leading to the rear garden
- + Shower room on the ground floor
- + The first floor benefits from four double bedrooms with built in wardrobe space available
- + Tiled family bathroom with three piece suite and jacuzzi bath
- + Large gardens to the rear, easy maintenance with raised decked area and parking for several cars
- + A fantastic family home, rarely available on the market and viewig comes highly reccomedended

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 6/2024

Living Room	5.90 m x 3.21 m / 19'4" x 10'6"	Bedroom 3	3.72 m x 2.30 m / 12'2" x 7'7"
Dining Room	3.71 m x 2.50 m / 12'2" x 8'2"	Bedroom 4	3.72 m x 2.33 m / 12'2" x 7'8"
Kitchen	5.33 m x 2.35 m / 17'6" x 7'9"	Bathroom	1.99 m x 1.83 m / 6'6" x 6'0"
Bedroom 1	4.63 m x 2.60 m / 15'2" x 8'6"	Shower Room	3.36 m x 1.20 m / 11'0" x 3'11"
Bedroom 2	3.53 m x 2.69 m / 11'7" x 8'10"		



Sharing is caring!

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