









# Key Features

 4 Bedrooms

 1 Public

 2 Bathrooms

- A modern detached villa located within a sought-after residential setting on the outskirts of Crossgates
- An excellent family home, offered to the market in 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
- Spacious living dining to the rear of the property with space for dining table and chairs. French doors leading out to enclosed rear garden
- Modern kitchen with a wide selection of floor and wall mounted storage and integrated appliances
- Modern W.C and storage available under stairs
- Master bedroom with en suite shower room and second double bedroom with built in wardrobe
- Two further bedrooms with space for free standing furniture
- Modern family bathroom with three-piece suite
- Rear gardens fully enclosed, mostly laid to lawn
- Driveway with parking for two cars leading to a single integral garage
- EPC – C
- Council Tax – E













# 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

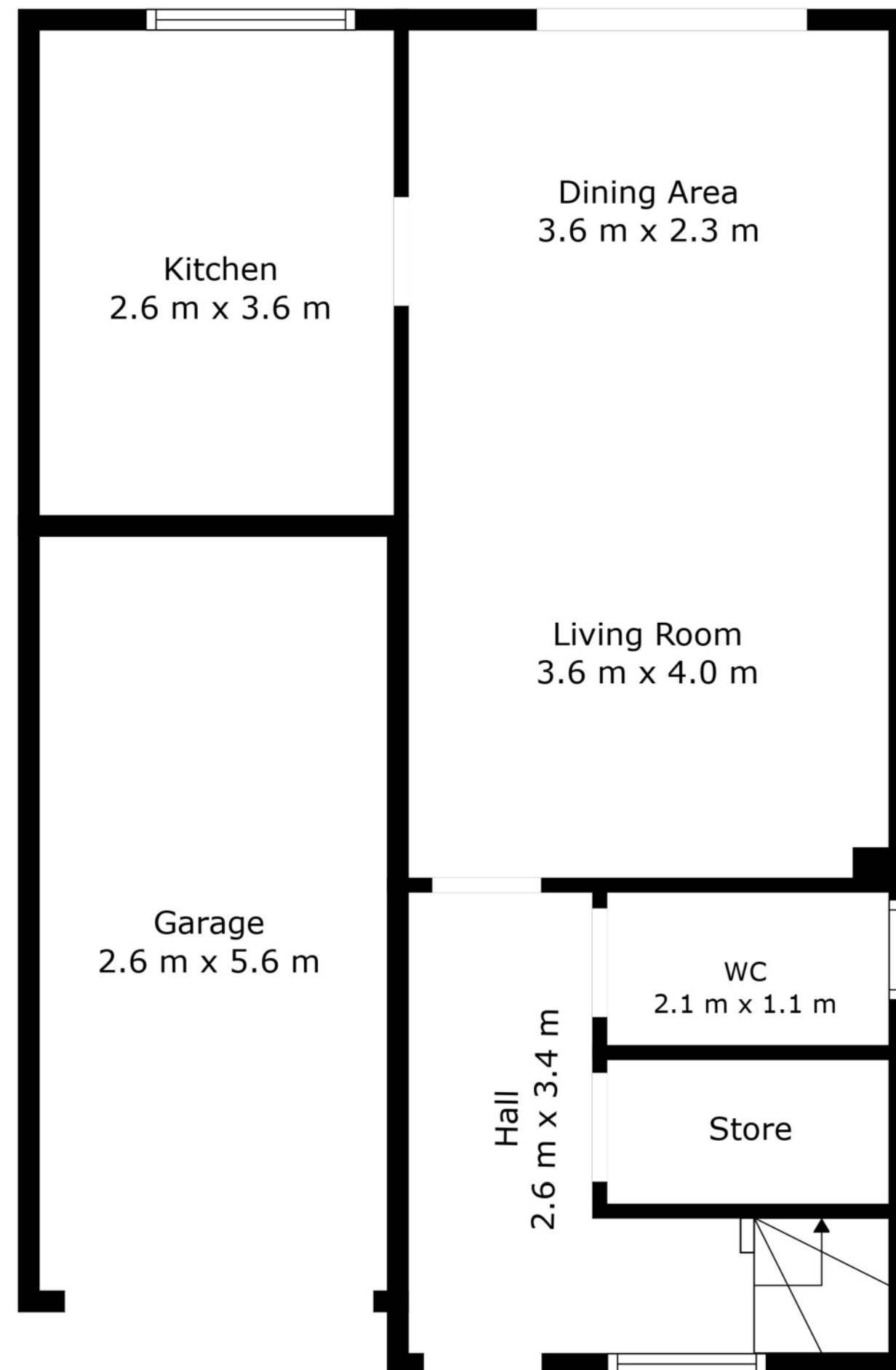
01383 629720

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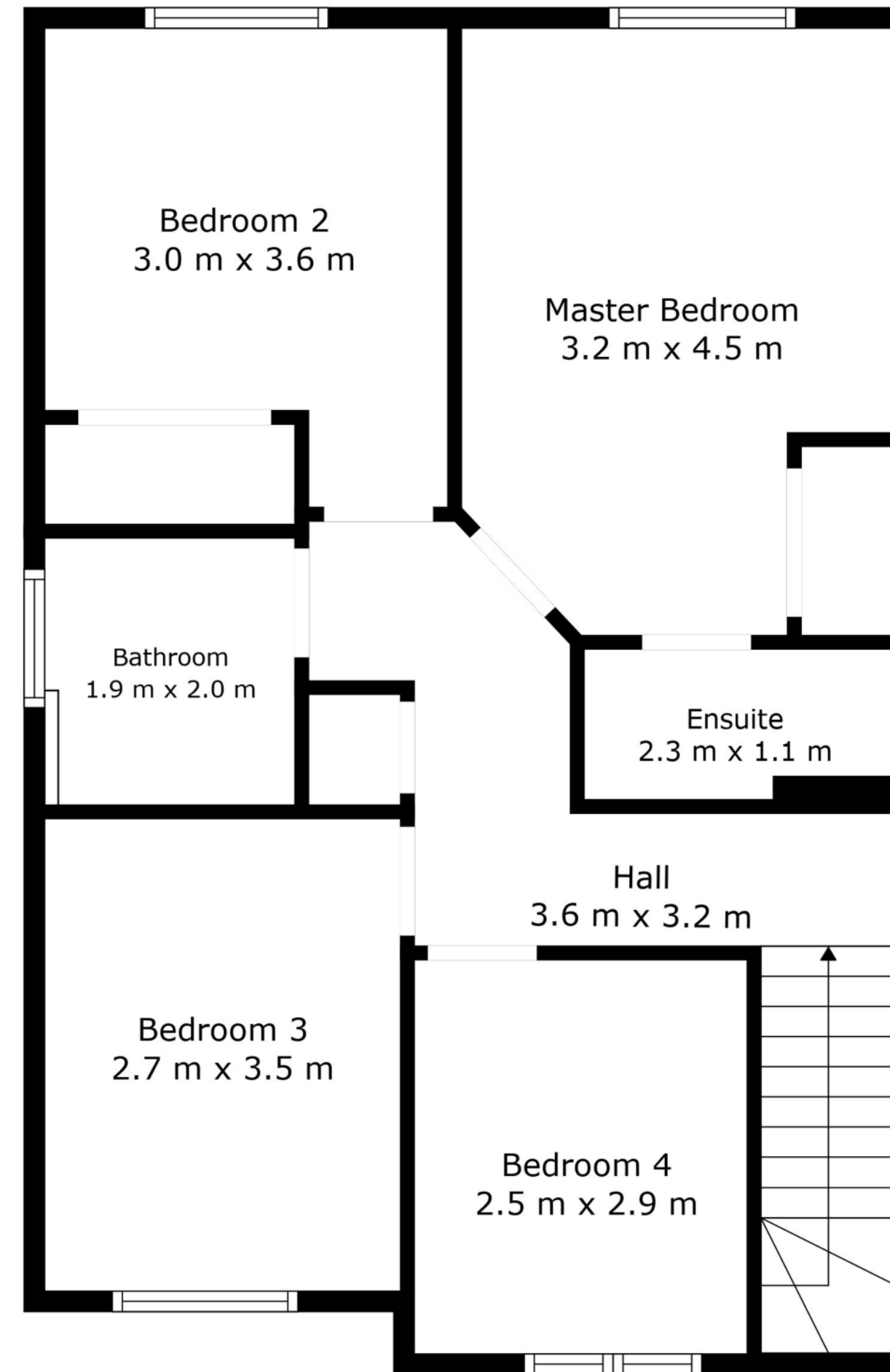
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Floor 1



Floor 2

**TOTAL: 106 m2**  
 FLOOR 1: 45 m2, FLOOR 2: 61 m2  
 EXCLUDED AREAS: GARAGE: 15 m2  
 WALLS: 12 m2

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

