







Key Features

 4 Bedrooms

 1 Public

 2 Bathrooms

- Impressive, four -bedroom detached villa located within a sought after residential setting on the outskirts of Crossgates. A desirable residential location, popular amongst family buyers
- 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 the village with secondary available within Dunfermline and Cowdenbeath
- Offered in move in condition, the accommodation briefly comprises of a welcoming entrance hall with WC
- Spacious lounge leading to formal dining room
- Contemporary kitchen with a wide selection of floor and wall mounted storage, and appliances . Separate utility room
- Master bedroom with built in wardrobes and modern en suite shower room
- Three additional double bedrooms and modern family bathroom with three piece suite
- Gardens to the rear, mostly laid to lawn and patio
- Double driveway leading to integral single garage
- EPC Rating - C
- Council Tax - F







Location

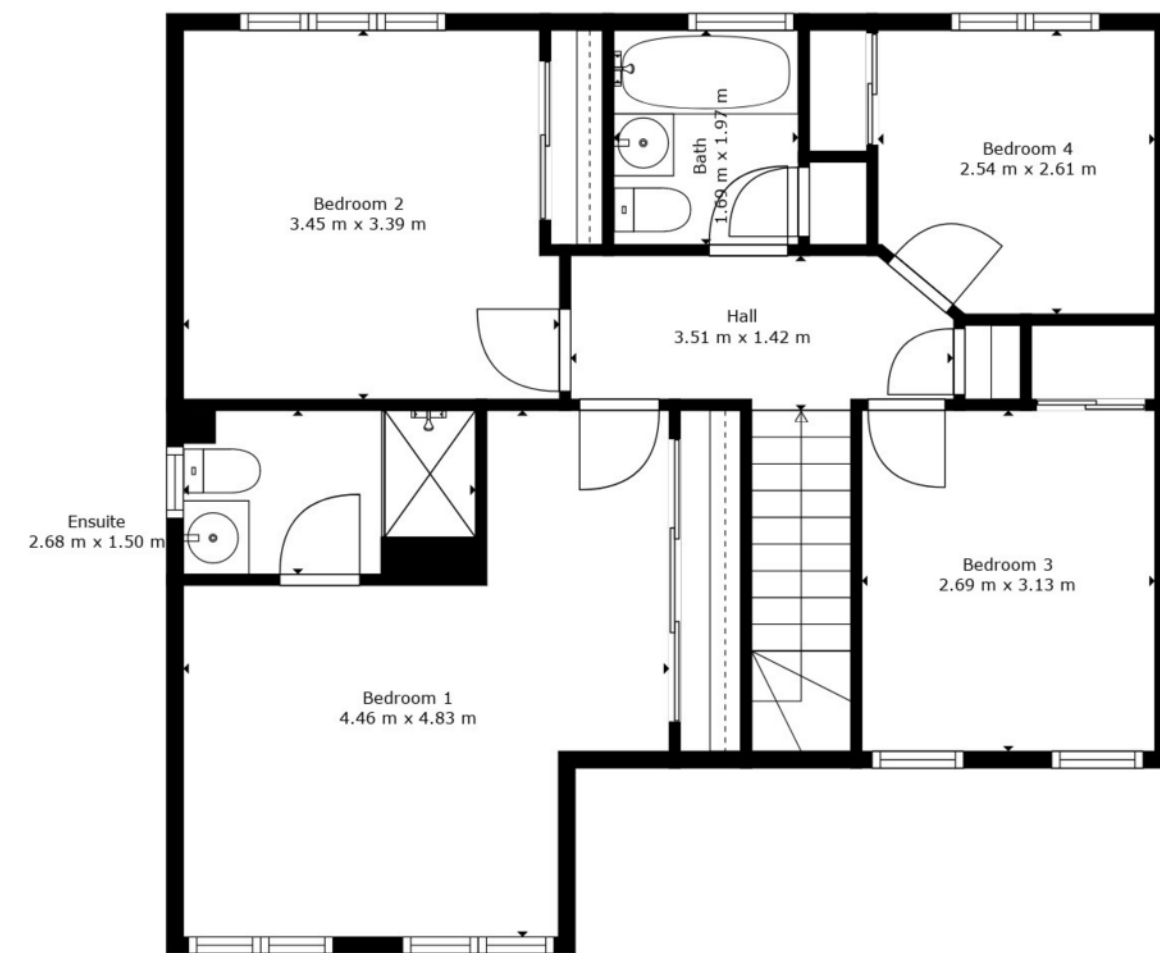
Crossgates is a well-established community with a range of local amenities with the village also benefiting from a well-regarded primary school, while nearby Dunfermline provides access to excellent secondary schooling and further educational facilities.

For commuters, Crossgates is exceptionally well-placed. The M90 motorway is just moments away, providing swift connections to Edinburgh, Perth, and beyond, while Halbeath Park and Ride offers convenient bus links into the capital. Dunfermline and Inverkeithing's railway stations are also a short drive away, ensuring easy access to Scotland's wider rail network.

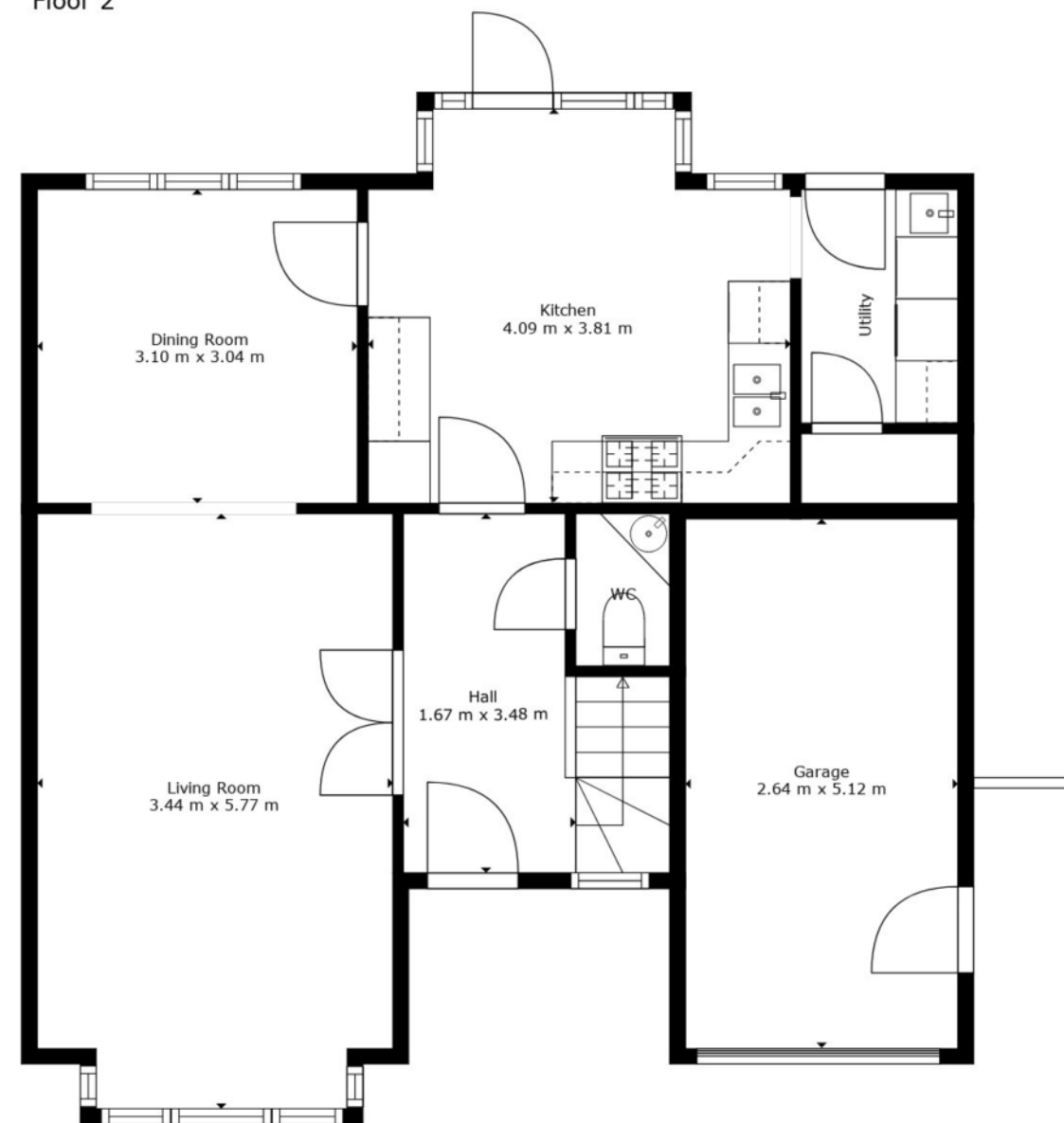
Nature lovers will appreciate the proximity to open countryside including the 'Taft', scenic walking routes, and nearby attractions such as Lochore Meadows Country Park and Townhill Country Park. For shopping, leisure, and dining, Dunfermline's bustling city centre is just a 15 minute driveaway, offering a fantastic selection of high-street and independent stores, restaurants, and entertainment venues.

With its welcoming community, strong transport links, and excellent local amenities, Crossgates continues to be a highly desirable location for homebuyers seeking the best of both worlds – village charm with city convenience.






Floor 2



Floor 1



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