



M o r g a n s

42 HILLVIEW CRESCENT  
CROSSGATES, FIFE, KY4 8BE  
OFFERS IN THE REGION OF £72,000



## 42 HILLVIEW CRESCENT CROSSGATES KY4 8BE

Superb first time purchase or would suit couple/small family. Well appointed mid terraced villa briefly comprising entrance hall, lounge/diner, kitchen with door to rear gardens and on the upper level two double bedrooms with good storage and shower room with double cubicle. The property is double glazed with gas central heating together with private gardens to front and rear. On street parking. Early entry available. EPC Rating C.

### LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network this therefore makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including local shops, public houses and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

### MEASUREMENTS

LOUNGE 19'9 X 10'3

KITCHEN 12'2 X 8'6

BEDROOM 1 11'4 X 9'1

BEDROOM 2 14'11 X 8'6

SHOWER ROOM 6'1 X 5'9

### EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with garden shed.

### VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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### TRAVEL DIRECTIONS

From Dunfermline travel east via Halbeath Road progressing to the M90 Halbeath interchange. At the roundabout take the second exit onto the A92 and then at the next roundabout take the second exit onto the B925 Dunfermline Road heading into the village of Crossgates. Take the second turning on the left into Old Hill View Place and the veering right into Hillview Crescent following the road round veering right into the cul de sac where the property is situated on the left hand side.

### MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

### AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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