



Morgans

30 Baxter Road
Crossgates, KY4 8AQ
Offers over £229,000



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Crossgates
KY4 8AQ

Superb detached villa by Thomas Mitchell Homes situated within an exclusive development. The property would ideally suit families and couples and would be ideal for commuters with easy access to the M90 motorway link. The town of Crossgates offers schooling and local amenities. The accommodation is stylish and contemporary and comprises of; reception hall, downstairs W.C, lounge through dining room, kitchen with french doors to garden, utility room, master bedroom with en-suite shower room, further three bedrooms all with fitted wardrobes and a family bathroom. The property benefits from gas central heating, double glazing, gardens to the front and rear with open outlook, single integrated garage and driveway. Early viewing recommended. 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

LIVINGROOM 17'0 X 11'4

DINING ROOM 10'1 X 9'8

KITCHEN 18'7 X 11'8

WC 5'2 X 3'2

BEDROOM 1 15'7 X 11'4

ENSUITE 8'2 X 4'6

BEDROOM 2 11'4 X 11'4

BEDROOM 3 9'5 X 8'8

BEDROOM 4 8'8 X 8'2

BATHROOM 6'5 X 5'5

GARAGE 16'4 X 9'1

EXTRAS INC IN SALE

All fitted floor coverings, blinds, bathroom and light fittings together with any integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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TRAVEL DIRECTIONS

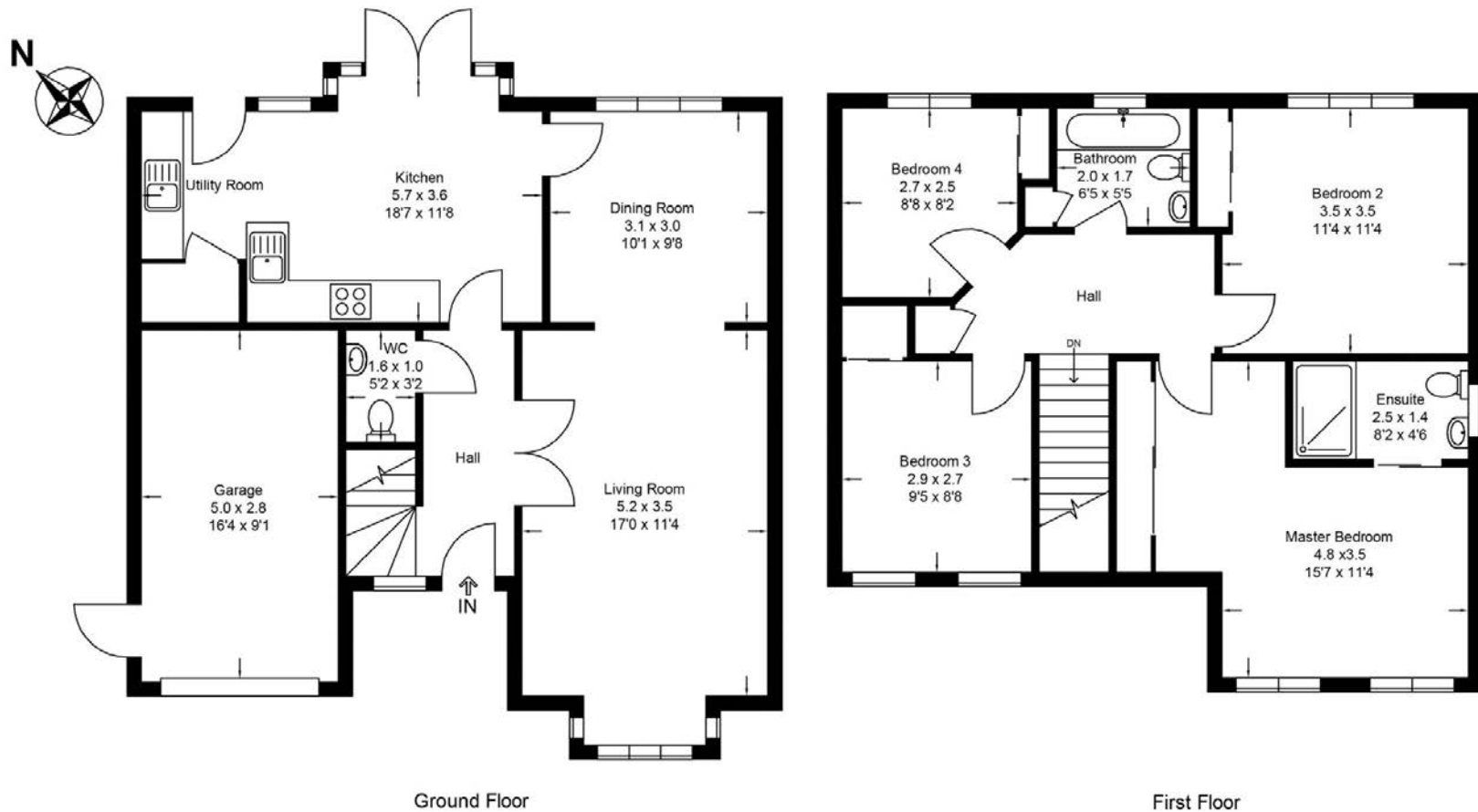
From Dunfermline head east via Appin Crescent along Halbeath Road proceeding to the Halbeath Interchange. Following the signs for Crossgates, Cowdenbeath at the roundabout take the second exit into Crossgates Village proceeding to the traffic lights on Dunfermline Road. At the traffic lights take a direct right into Inverkeithing Road and then a sharp left onto Springhill Brae following the road for a few hundred yards where you will see a turning on the right for Baxter Road continue where you will see the property signposted on the right within the Cul-de-sac.

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.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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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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