



Morgans

82 South Knowe  
Crossgates, Fife, KY4 8AW  
Offers in the region of £145,000



82 South Knowe  
Crossgates  
KY4 8AW

Impressive semi detached villa in quiet residential estate close to all amenities and motorway links. Ideal family home, well appointed in a cul-de-sac of similar properties. The property is offered in good condition and comprises: entrance hall, downstairs shower room, lounge/diner leading to kitchen and door to gardens, three double bedrooms and bathroom. The subjects benefit from gas central heating and double glazing with driveway leading to garage. Attractive gardens to front and rear. Essential Viewing. 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/DINING AREA 22'4 x 8'2

KITCHEN 10'6 x 9'10

SHOWER ROOM 7'7 x 3'11

BEDROOM 1 13'1 x 7'10

BEDROOM 2 11'6 x 8'6

BEDROOM 3 9'10 x 7'7

BATHROOM 8'10 x 4'11

GARAGE 16'5 x 8'6

## EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, washing machine and fridge freezer included.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

- .
- .
- .
- .
- .

## TRAVEL DIRECTIONS

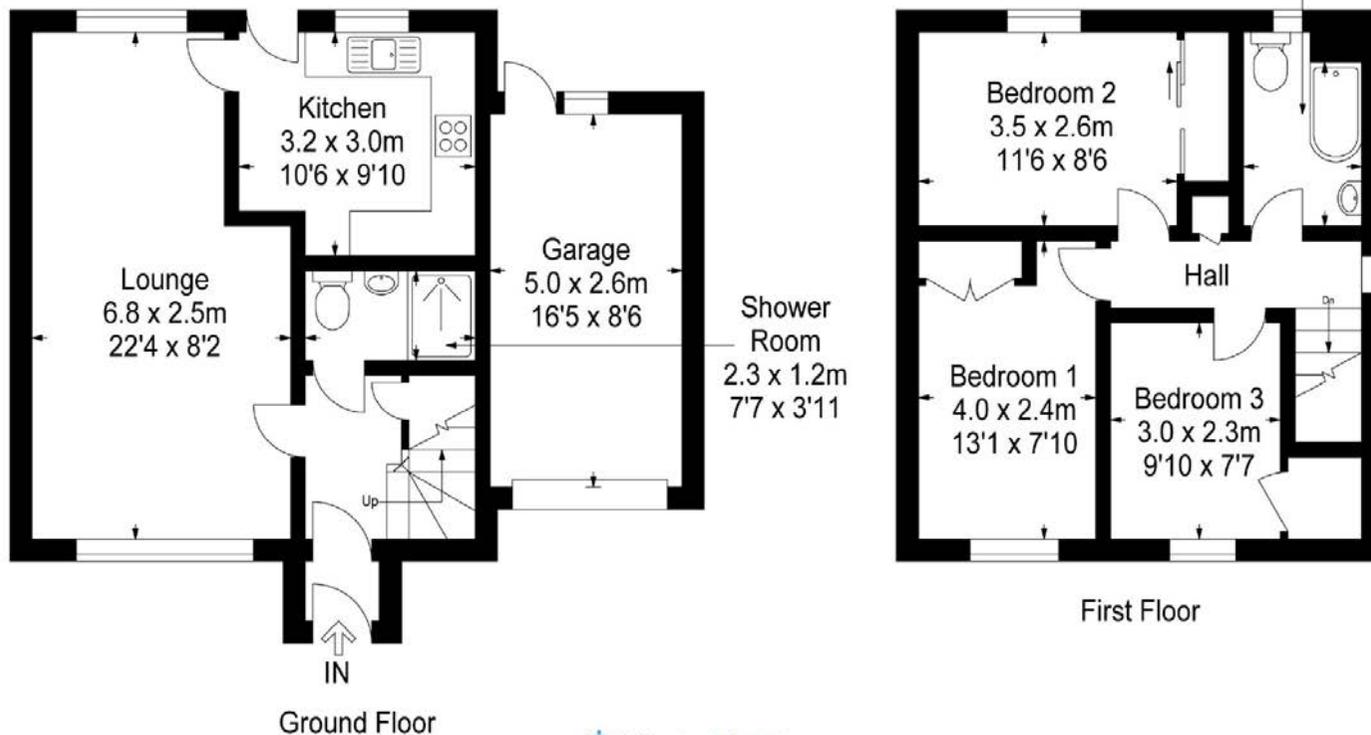
From Dunfermline City centre head east via Appin Crescent onto Halbeath Road continuing for approximately two and a half miles passing Asda Superstore on the left hand side. Proceed following the signs for the A92 Crossgates. On entering the village of Crossgates via Dunfermline Road proceed to the main traffic lights turning right following the road then taking the second turning on the right into South Knowe, continue to the bottom of the cul-de-sac where the property is set back on the right hand side as signposted.

## 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)

© VistaBee 2016

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.

**Morgans**

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS  
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE  
TEL: 01383 620222  
WWW.MORGANLAW.CO.UK

