



M o r g a n s

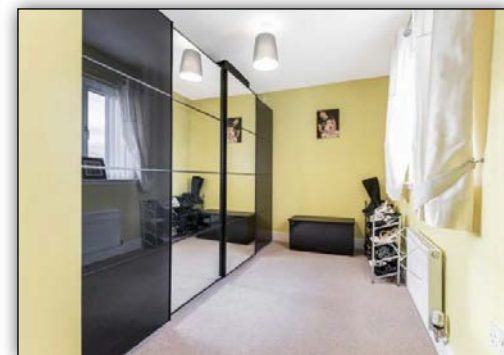
36 Bruce Road
Crossgates, Fife, KY4 8AZ
Offers over £295,000



36 Bruce Road
Crossgates
KY4 8AZ

We are pleased to bring to the market the opportunity to acquire this stunning executive family home situated in quiet cul-de-sac on enviable corner plot with views over countryside and beyond. Finished to show home standard with quality fixtures and fittings throughout. A credit to the present owners and offering a wealth of features to any discerning buyer. The subjects comprise: reception hall, w.c, lounge, dining room, family room, kitchen, five bedrooms with two en-suites and family bathroom. There is a separate self-contained outhouse currently utilised as a fully equipped gym. Ideal as an office or further room. Double garage and parking for several vehicles. Landscaped gardens with decking providing a child and pet safe environment. The property is double glazed, gas central heating and security alarm. 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. The Park and Ride giving easy bus links to Edinburgh Airport and city. 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

LIVING ROOM 13'1 x 16'8

DINING ROOM 13'1 x 8'2

KITCHEN 10'2 x 12'1

DOWNSTAIRS WC 6'10 x 5'6

FAMILY ROOM 12'1 x 9'6

MASTER BEDROOM 13'1 x 17'4

EN SUITE 7'2 x 6'6

BEDROOM 2 12'9 x 9'10

EN SUITE 2 7'2 x 3'8

BEDROOM 3 13'1 x 7'2

BEDROOM 4 8'10 x 8'6

BEDROOM 5 8'2 X 6'6

BATHROOM 6'10 X 9'2

OUTHOUSE/GYM 16'4 X 11'5

EXTRAS INC. IN SALE

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

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VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

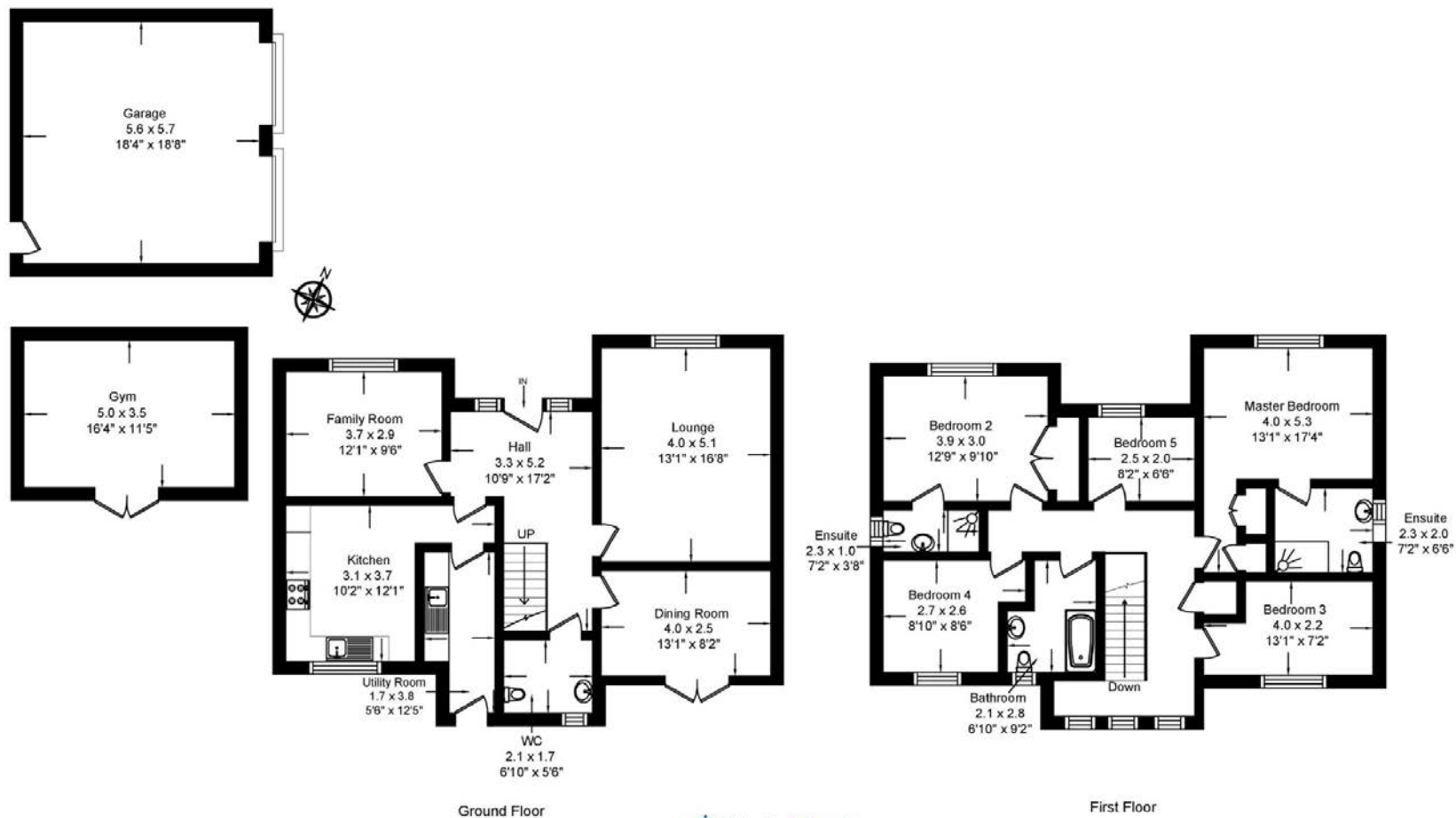
TRAVEL DIRECTIONS

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 along taking the first right into Baxter Road and then left into Bruce Road where the property is situated as signposted in 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.

Morgans

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
 33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
 TEL: 01383 620222 | FAX: 01383 621213
 WWW.MORGANLAW.CO.UK

