



Morgans
PROPERTY

6 Fleming Court, Crossgates, KY4 8EH
Offers Over £340,000







We are delighted to bring to the market the opportunity to acquire this stunning executive family home situated in quiet cul-de-sac within the estate. Finished with quality fixtures and fittings throughout the property is a credit to the present owners and offers a wealth of features to any discerning buyer. The subjects comprise: reception hallway with storage, lounge, open-plan kitchen/dining area leading to sun room, utility and wc on the ground floor. On the upper level principal bedroom with en-suite, three further bedrooms and family bathroom. All bedrooms have fitted wardrobes, excellent storage throughout. Double driveway leads to integrated garage. French doors from the sun room give access to the landscaped gardens to the rear with decking area and sheltered patio area with hot tub, an ideal entertaining home. The garden also has two external electricity sockets and outside tap. The property is double glazed with gas central heating. Essential viewing.





LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network with Halbeath Park and Ride on its doorstep. This 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.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and some light fittings together with integrated appliances and hot tub.

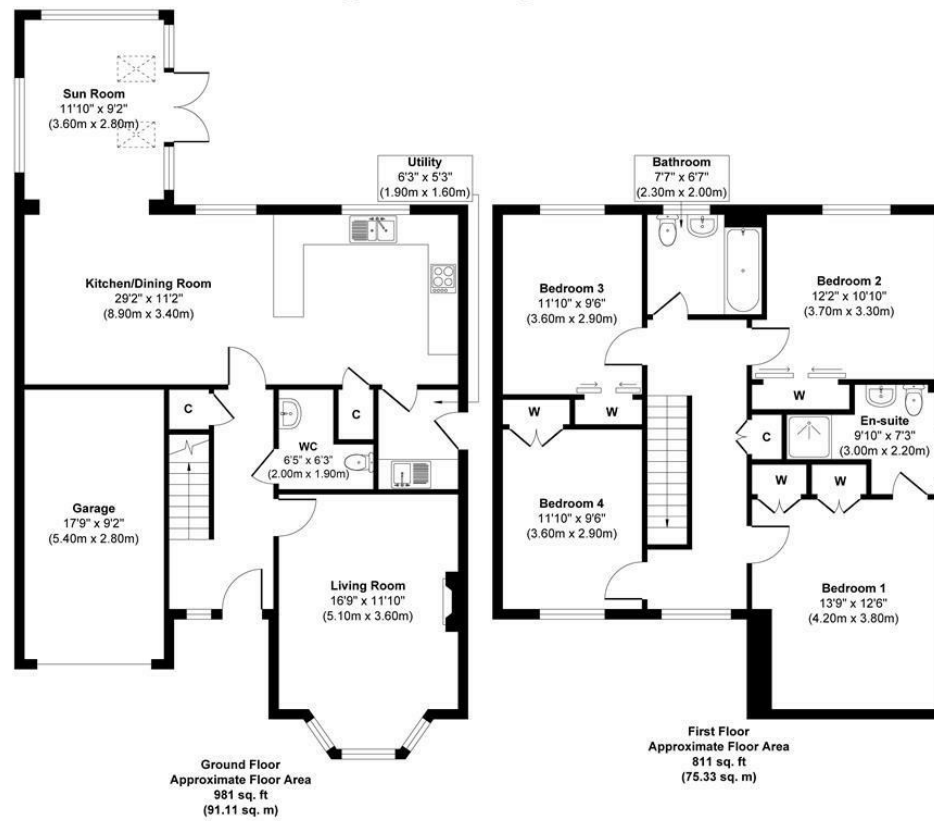
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. No warranty is given to the hot tub.







Fleming Court, Crossgates, KY4 8EH



Morgans

PROPERTY

Approx. Gross Internal Floor Area 1,792 sq. ft / 166.44 sq. m (Including Garage)
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



rightmove Zoopla.co.uk onTheMarket.com

naeal | propertymark
PROTECTED