



Morgans

PROPERTY

42 Mowbray Gardens, Crossgates, KY4 8BG

Offers Over £165,000





Two-bedroom end terraced home



Fitted kitchen



Large living/dining room



Generous principal bedroom



Sunroom to the rear



Corner Plot Gardens



EPC Rating -



Council Tax Band -



Welcome

Offered in nice move in condition, this two-bedroom end terraced home offers well-proportioned accommodation over two floors, extending to approximately 873 sq ft and suitable for a first-time buyers, couples, or small family. The ground floor provides a large living/dining room extending to over 20 feet, a fitted kitchen, and a feature sunroom to the rear — a bright and practical additional reception space with access to the gardens. A storage cupboard completes the ground floor. The first floor comprises two bedrooms and a bathroom. The principal bedroom is a generous double extending to nearly 16 feet, with built-in wardrobe and cupboard storage. The second bedroom is also a comfortable double. Access to attic. There are easy to maintain gardens to front, side and rear providing a child and pet safe environment. Early entry available. Situated in Crossgates, KY4 8BG, the property is within easy reach of local amenities and transport links to Dunfermline and the wider Fife area.





EXTRAS INC SALE / AGENTS NOTE

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

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 to the interlinked system installed in this property and interested parties should make their own enquiries.





Crossgates

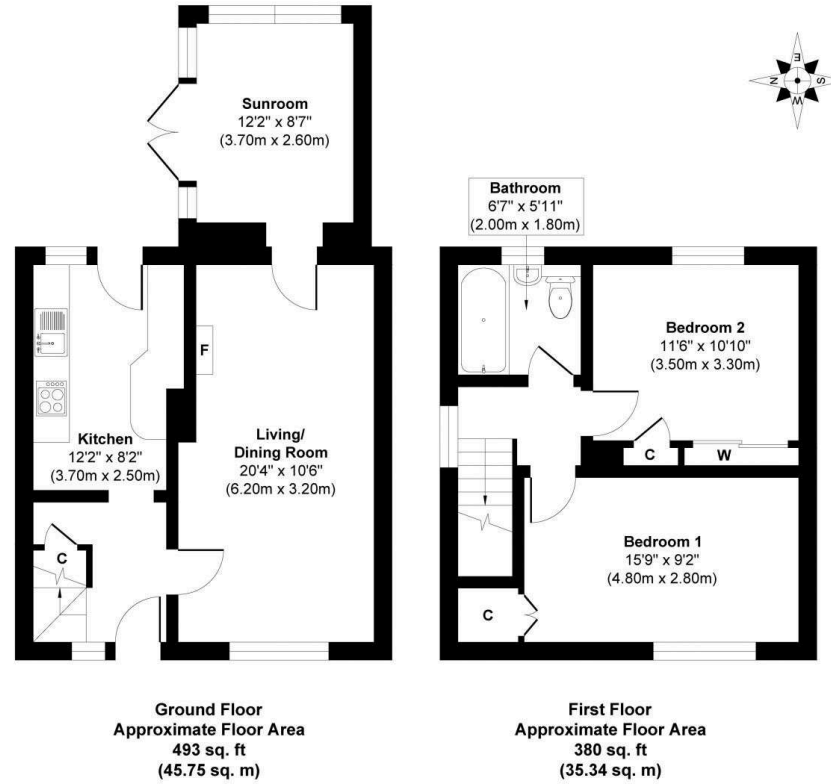
Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network with Halbeath Park and Ride on its doorstep. This makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including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

Morgans Property Package

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



Mowbray Gardens, Crossgates, KY4 8BG



Approx. Gross Internal Floor Area 873 sq. ft / 81.09 sq. m
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 33 East Port, Dunfermline, Fife, KY12 7JE
 Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.