

Morgans PROPERTY

31 Baxter Road, Crossgates, KY4 8AG

Offers Over £275,000

3 2 1







- Detached villa
- 3 Bedrooms
- Main bedroom with en-suite bathroom
- EPC Rating -
- Family bathroom and W.C
- Kitchen and Utility room
- Lounge with French doors to the rear
- Council Tax Band -









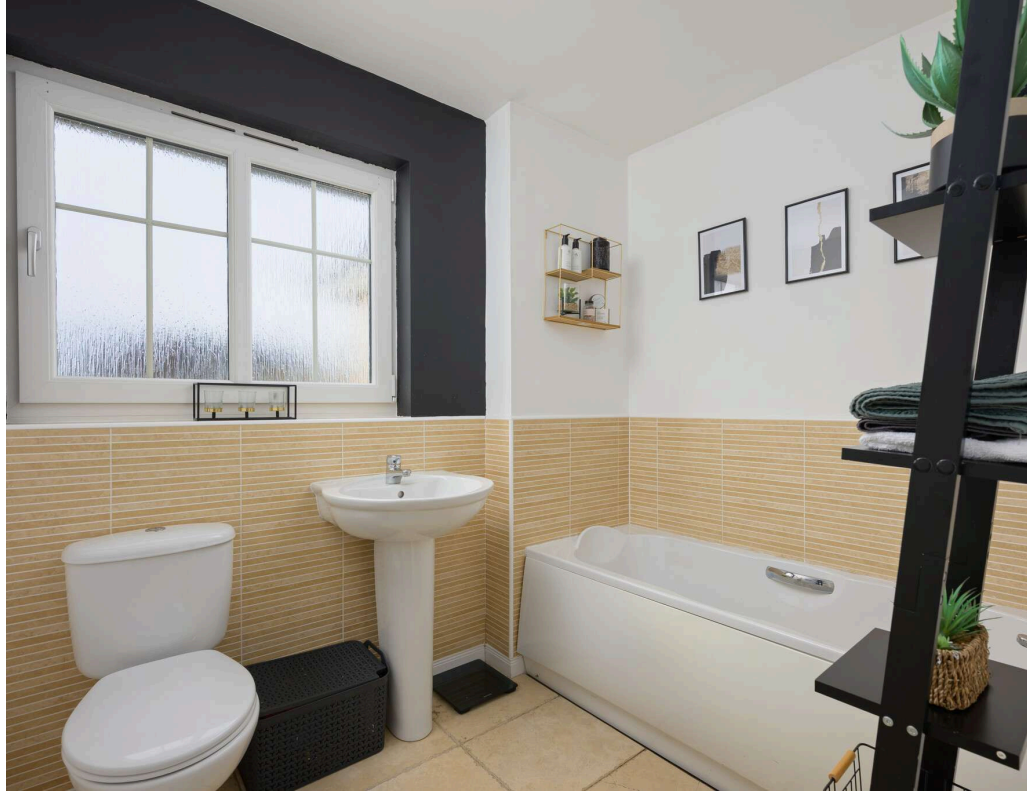


Welcome

This lovely three-bedroom detached home offers approximately 1,174 sq ft of accommodation in the ever popular village of Crossgates, complete with a garage, a utility room and an en-suite to the main bedroom, ideal for growing families set within this exclusive estate. The entrance hall leads to the lounge, which has French doors opening to the rear and double doors through to the kitchen/dining room. A ground floor WC and a storage cupboard are also off the hall. The kitchen/dining room has a side door to the outside, and there is a separate utility room. Upstairs, the main bedroom has a built-in wardrobe and its own en-suite bathroom with a bath, WC and wash hand basin. Bedrooms two and three each have a built-in wardrobe and are served by the family bathroom, which has a bath, WC and wash hand basin. A storage cupboard on the landing adds everyday practicality. The gardens and grounds are well maintained, fully enclosed and private providing a child and pet safe environment with patio area. The property is well placed for the M90 and A92 and Halbeath Park and Ride, making it a practical choice for commuters, first-time buyers and families.







Extras Inc. in Sale / Agents Note

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

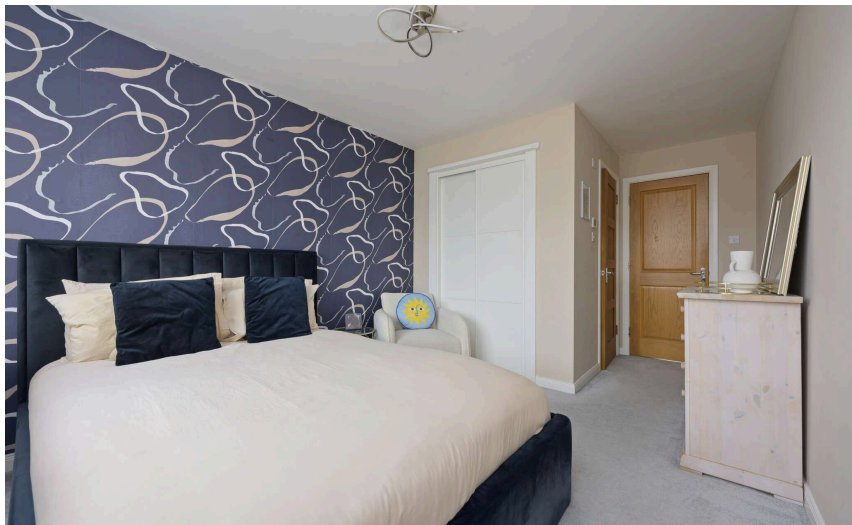
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested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





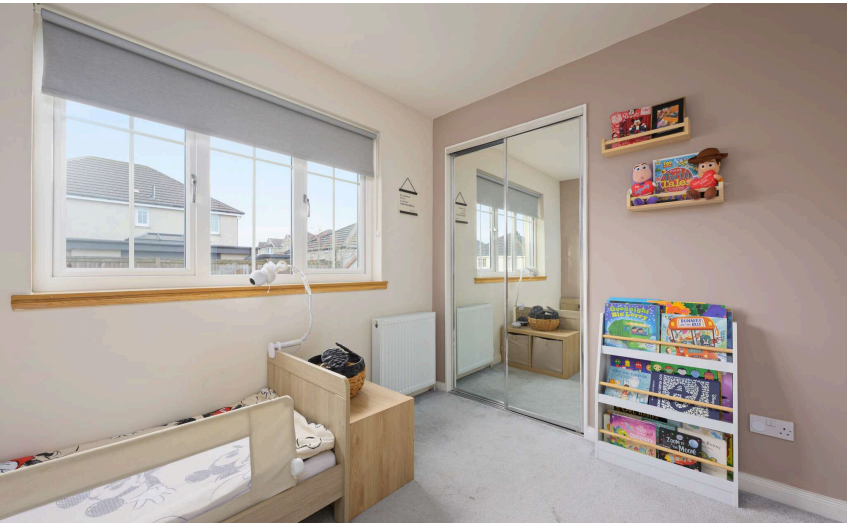






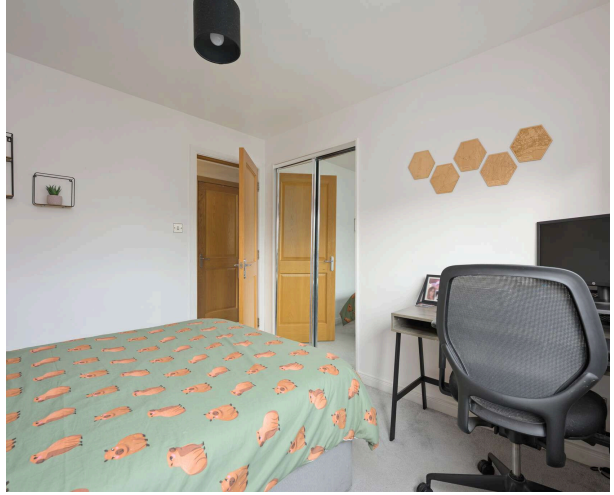














Crossgates

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A92 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.

31 Baxter Road, Crossgates, KY4 8AG

Total Area: 109.1 m² ... 1174 ft²

All measurements are approximate and for display purposes only



Ground Floor

1st Floor

Morgans PROPERTY

SOLICITORS | PROPERTY

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.