

Morgans PROPERTY

28 Southknowe, Crossgates, KY4 8AW

Offers Over £260,000

3 2 1







- Detached three bed family home
- Garage and driveway
- Ground floor WC/shower room
- EPC Rating - Unknown
- Family bathroom
- Lounge/dining room
- Kitchen
- Council Tax Band - Unknown












# Welcome

Generous three bedroom detached family villa, occupying an enviable plot within quiet cul-de-sac of similar executive homes. The property offers spacious accommodation across two floors complete with a single garage and double driveway. The ground floor comprises entrance hall, shower room/w.c facilities leading through to lounge/dining room with windows to both the front and rear. The kitchen has ample base and wall units with door providing access to rear gardens. A hall cupboard adds everyday practicality. Upstairs, three double bedrooms are served by a family bathroom with a bath, WC and wash hand basin. Two of the bedrooms have built-in wardrobes, and there are further storage cupboards on the first floor. The grounds provide an idyllic haven and a child and pet safe environment. Located in Crossgates, 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, blins, 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.



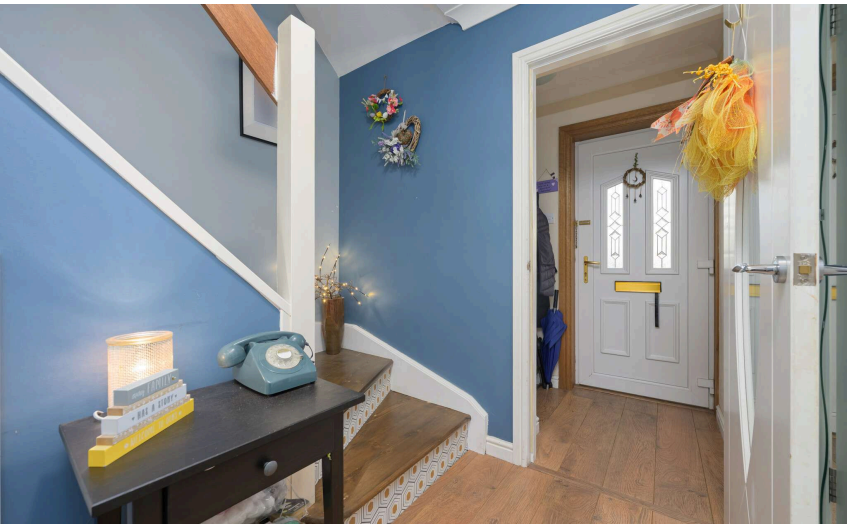






















# Crossgates

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.



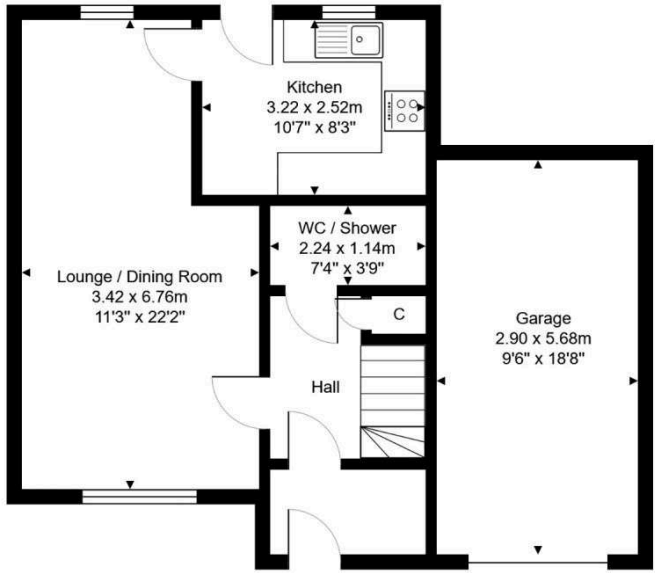
# Morgans Property Package

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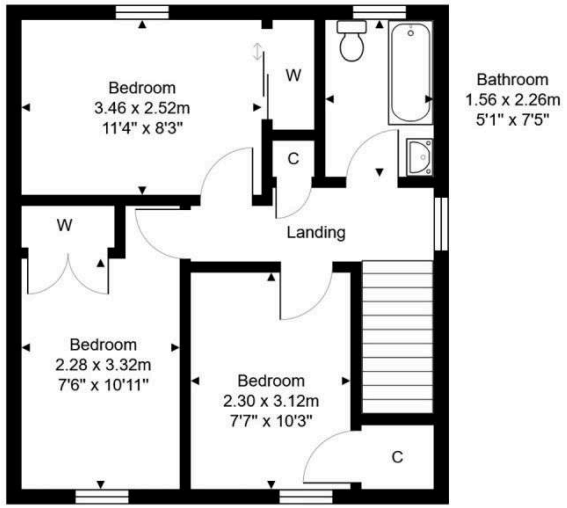
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Total Area: 99.0 m² ... 1065 ft²

All measurements are approximate and for display purposes only




Ground Floor




1st Floor


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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.