




McEwan Fraser Legal

Solicitors & Estate Agents

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54 Main Street

CROSSGATES, COWDENBEATH, FIFE, KY4 8AJ



The Location

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Crossgates is located close to the junction of the M90 and A92, about two miles east of Dunfermline and a similar distance southwest of Cowdenbeath. The village name means 'crossroads', it is situated at the point where the main Dunfermline Kirkcaldy road crosses the old Great North Road from Inverkeithing to Perth. One of the benefits of this location is the 'Park and Choose' facility at Halbeath.

Shopping for everyday requirements is locally available as is the local post office. Schooling includes Crossgates Primary School and secondary schooling is available in nearby Cowdenbeath.

Nearby Dunfermline is a modern Town offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets, superstores and the Fife Leisure Park offering a ten-screen cinema, health club, ten-pin bowling club and an array of bars and restaurants.

The rest of Fife is on your doorstep with the coastal path stretching from Kincardine to Newburgh and the Lomond Hills act as a backdrop. With the opening of the new Forth Crossing, commuting is much easier for those who wish to live in the Kingdom of Fife and work in Edinburgh.

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GROUND FLOOR FLAT WITH FRONT AND BACK DOOR IN POPULAR CROSSGATES LOCATION // TWO BEDROOMS AND SPACIOUS LOUNGE.

Part exchange is available for this desirable, spacious two-bedroom main door flat with front and back door on a popular street.

The lounge has laminate flooring and a wall bracket for the television. The kitchen is modern and stylish with co-ordinating worktops and tiled backsplash. A gas hob and electric oven are built-in and the room offers plenty of space for a table and chairs. Two double bedrooms and the family bathroom completes the accommodation. The bathroom benefits from a bath with shower over and screen, toilet and wash hand basin.

A set of stairs from the outside lead to the front door and there is a private terrace to the rear for a table and chairs. On-street parking is available.





Specifications & Details

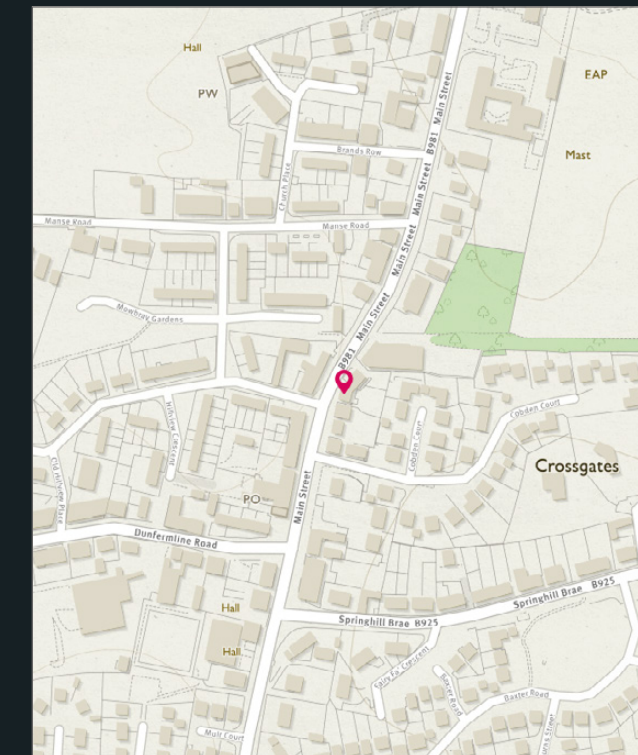
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.20m (13'9") x 3.30m (10'10") |
| Kitchen | 3.90m (12'10") x 3.70m (12'2") |
| Bedroom 1 | 4.30m (14'1") x 3.40m (11'2") |
| Bedroom 2 | 3.80m (12'6") x 2.70m (8'10") |
| Bathroom | 2.70m (8'10") x 1.90m (6'3") |

Gross internal floor area (m²): 73m² | EPC Rating: D






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**Part
 Exchange
 Available**

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Text and description
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