



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**17 Church Place**

CROSSGATES, FIFE, KY4 8DD





## THE LOCATION

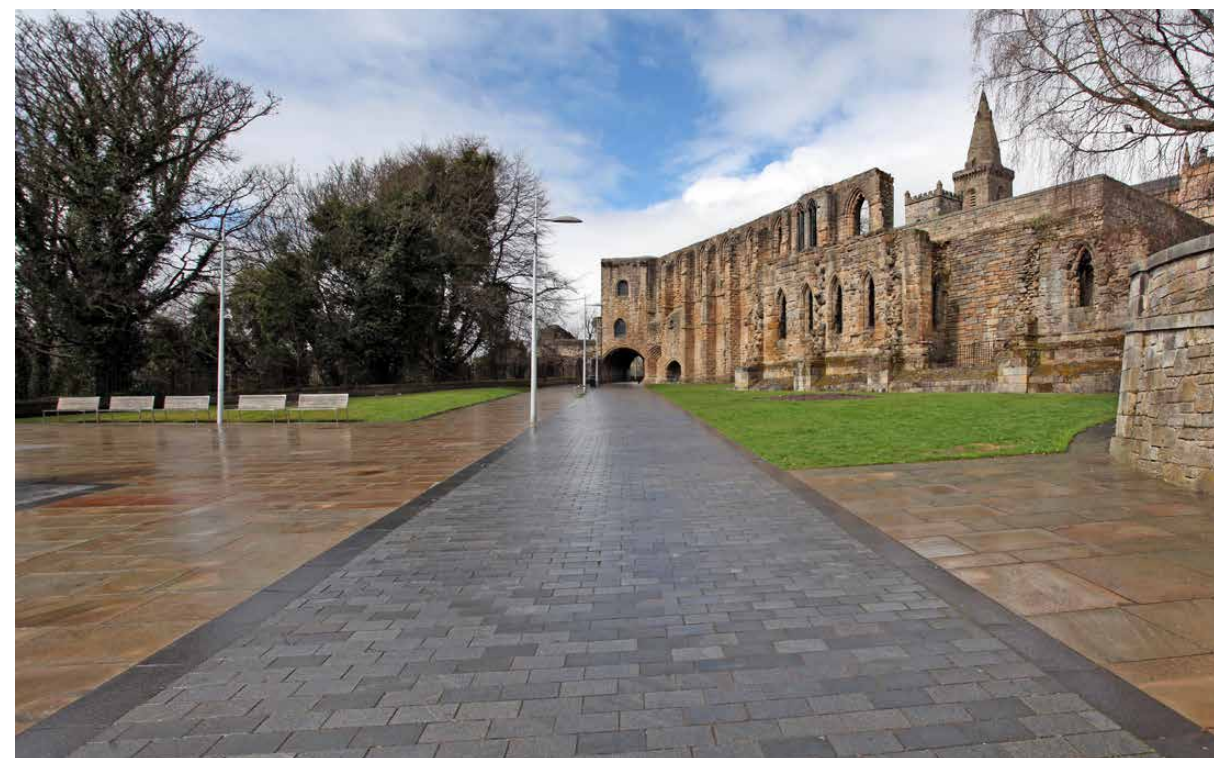
Crossgates is located close to the junction of the M90 and A92, about two miles east of Dunfermline and a similar distance southwest of Cowdenbeath. The village name means 'crossroads': it is situated at the point where the main Dunfermline Kirkcaldy road crosses the old Great North Road from Inverkeithing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

One of the benefits of this location is the 'Park and ride' 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 10 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 and beyond.





## THE PROPERTY

McEwan Fraser Legal is delighted to bring to the open market this one bed terraced property. The property is in need of modernisation throughout and would make a fantastic first time buy or buy to let investment.

In more detail the property consists of hallway with storage cupboard, kitchen with space for cooker, washing machine and fridge freezer. The bright and airy lounge allows for free standing furniture and different configurations. The lounge also benefits from a deep storage cupboard.

On the upper level, the bedroom allows for free standing furniture and also benefits from built in storage.

The bathroom completes the property internally with shower over bath, wash hand basin and W/C.

Externally the garden is laid to lawn.

The property also benefits from central heating and double glazed windows.

### DISCLAIMER

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.







# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'1")
Kitchen	2.50m (8'2") x 2.20m (7'3")
Bedroom	3.10m (10'2") x 2.40m (7'10")
Bathroom	2.40m (7'10") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup> | EPC Rating: F

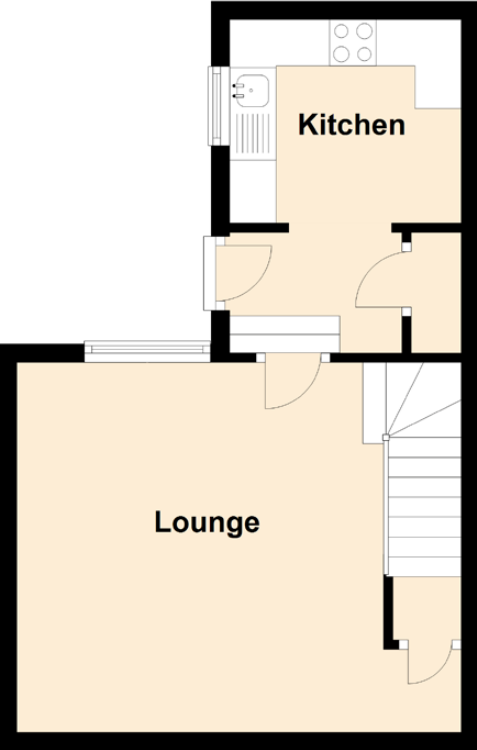
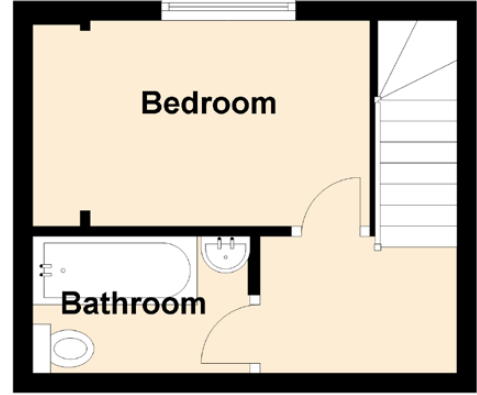
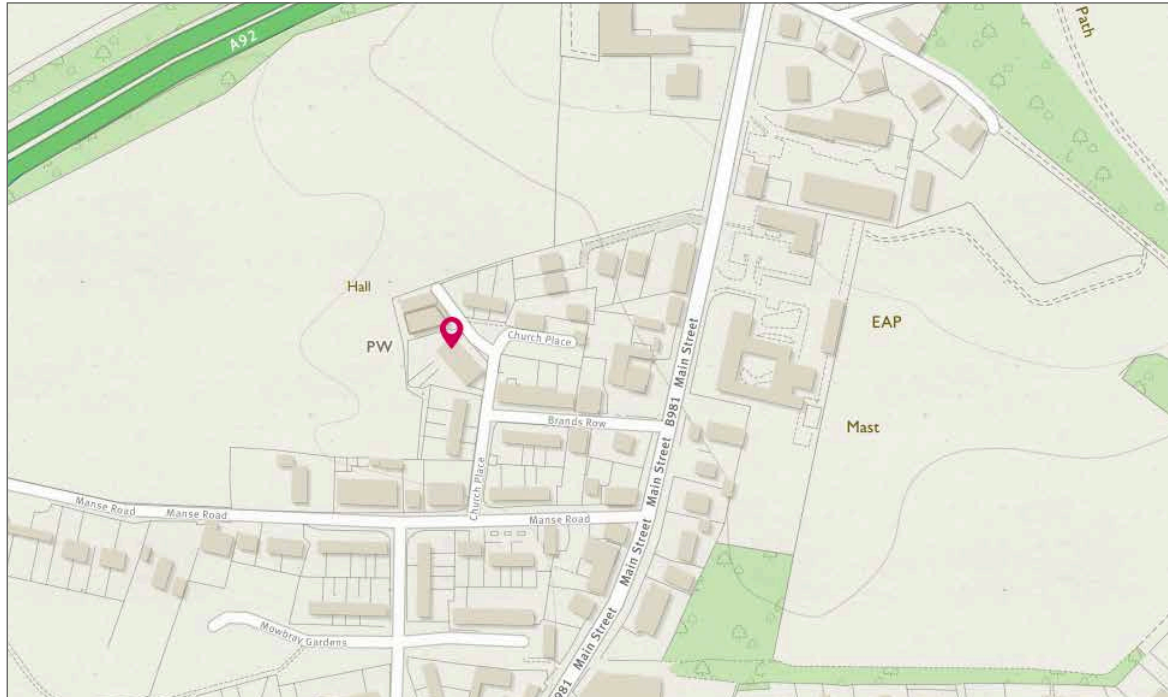


Image credit: <https://www.onthemap.com/>






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Text and description  
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**GRANT LAWRENCE**  
 Photographer



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 Designer