

36 Manse Road

CROSSGATES, COWDENBEATH, FIFE, KY4 8DB



Beautifully presented family home with a large summer house to the rear



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36 Manse Road is a magnificent two-bedroom semi-detached villa with many period features throughout and is in truly walk-in condition.

THE LOUNGE



The property has a grand entrance into the vestibule which in turn leads to the large reception hall with access to all apartments on the ground level. Original flooring can be found in parts of the ground floor. The lounge is located at the front of the property with large windows which flood the room with natural light. There is a stunning large dining room, with space for sitting and dining, this is sure to become the hub of the home.

THE DINING ROOM



THE KITCHEN



The kitchen has a full range of floor and wall units with access to the rear gardens.
A handy WC is on hand on the ground level.





On the upper level, there are two good-sized double bedrooms with the impressive master benefiting from stunning views over Fife. The family's three-piece bathroom with a shower over the bath completes the accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



There is gas central heating throughout and enclosed gardens to the rear of the property. It has been carefully designed for easy maintenance and offers a high degree of privacy and seclusion. A garden room has been meticulously designed to offer a space for those working from home or entertaining and is also located to the rear.

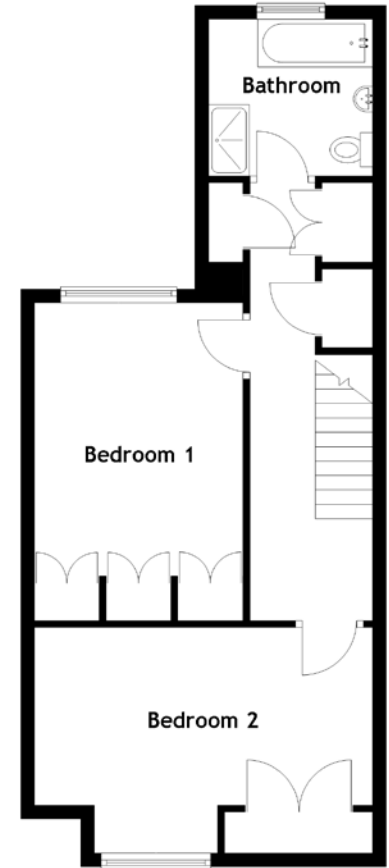
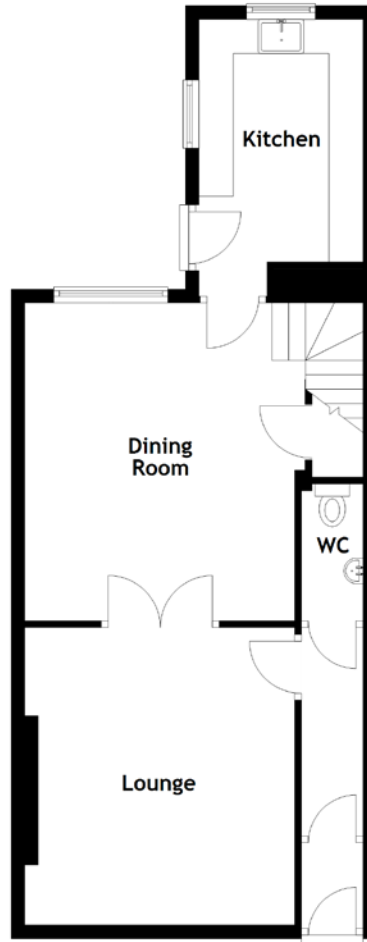
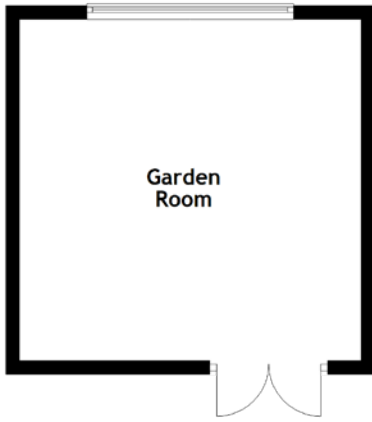
This is a must-see to appreciate the accommodation on offer.

EXTERNALS & GARDEN ROOM





FLOOR PLAN, DIMENSIONS & MAP

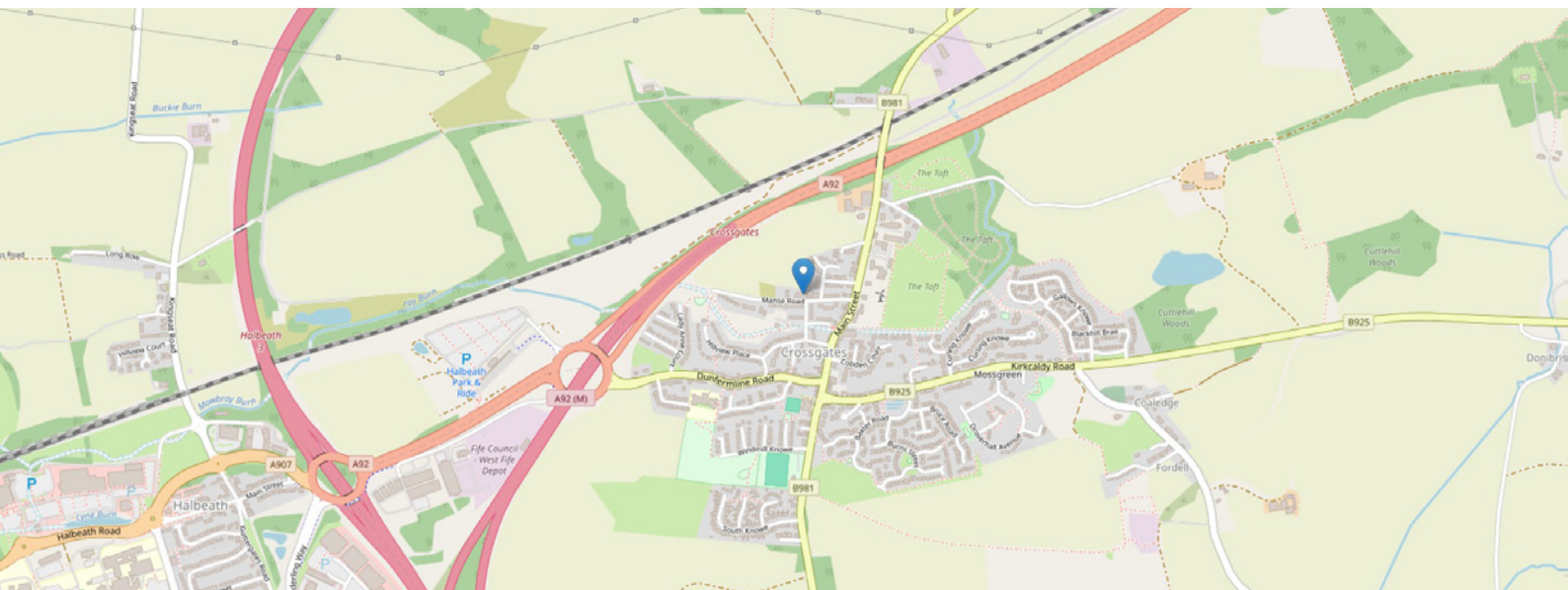


Approximate Dimensions
(Taken from the widest point)

Lounge	4.35m (14'3") x 3.95m (13')
Dining Room	4.65m (15'3") x 4.05m (13'3")
Kitchen	3.55m (11'8") x 2.40m (7'10")
WC	2.00m (6'7") x 0.90m (2'11")

Bathroom	2.45m (8') x 2.30m (7'6")
Bedroom 1	4.00m (13'1") x 3.05m (10')
Bedroom 2	5.25m (17'3") x 3.30m (10'10")
Garden Room	5.00m (16'5") x 5.00m (16'5")

Gross internal floor area (m²): 110m²
EPC Rating: E



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 acting 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.



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