




 Solicitors & Estate Agents
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62 Main Street
 CROSSGATES, FIFE, KY4 8DA



THE LOCATION

CROSSGATES, FIFE, KY4 8DA

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.



62 MAIN STREET

CROSSGATES, FIFE, KY4 8DA

A superb opportunity to acquire this stunning upper villa flat, close to all amenities, schools and town centre. The property is a credit to the present owners and is offered in move-in condition.

Access is to the rear of the building via its own door and private stairwell. 62 Main street offers the traditional features of high ceilings with the modern-day comforts of gas central heating and double glazed windows. On entering the property the hallway provides access to the two good sized bedrooms, located to the front of the property both double in size. The bright and spacious lounge is pleasantly located to the rear of the property, with a large window letting in an abundance of light.



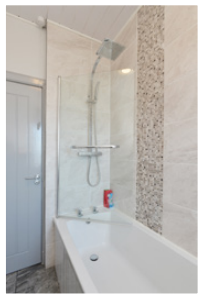
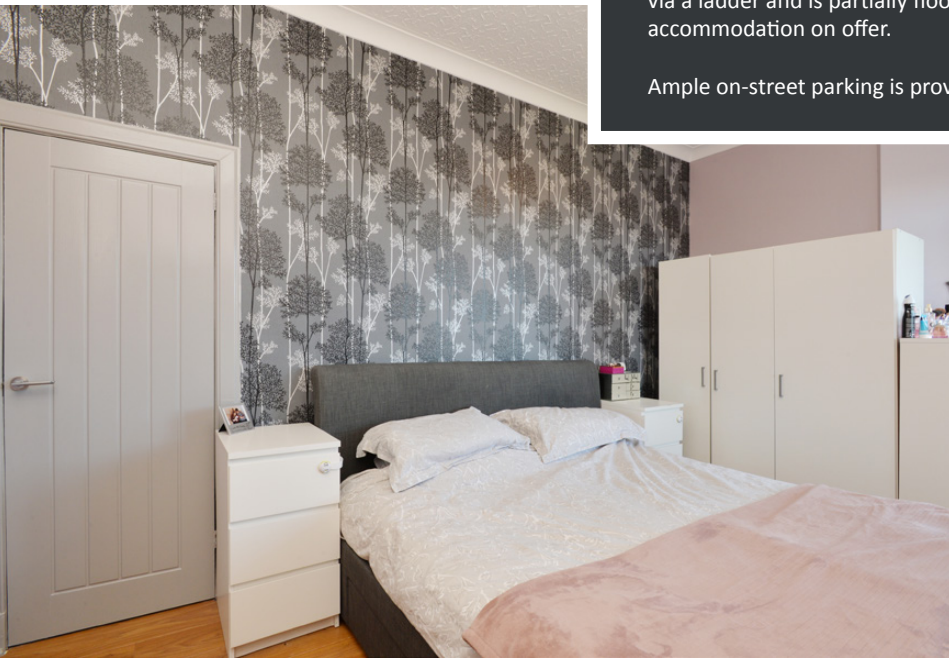
The kitchen features a range of modern floor and wall mounted units with windows overlooking the rear gardens.





The family bathroom is fully fitted with a white three-piece suite with shower over the bath. Generous storage can be found throughout the property, the attic can be accessed via a ladder and is partially floored, this completes the accommodation on offer.

Ample on-street parking is provided to the front of the property.





SPECIFICATIONS & DETAILS

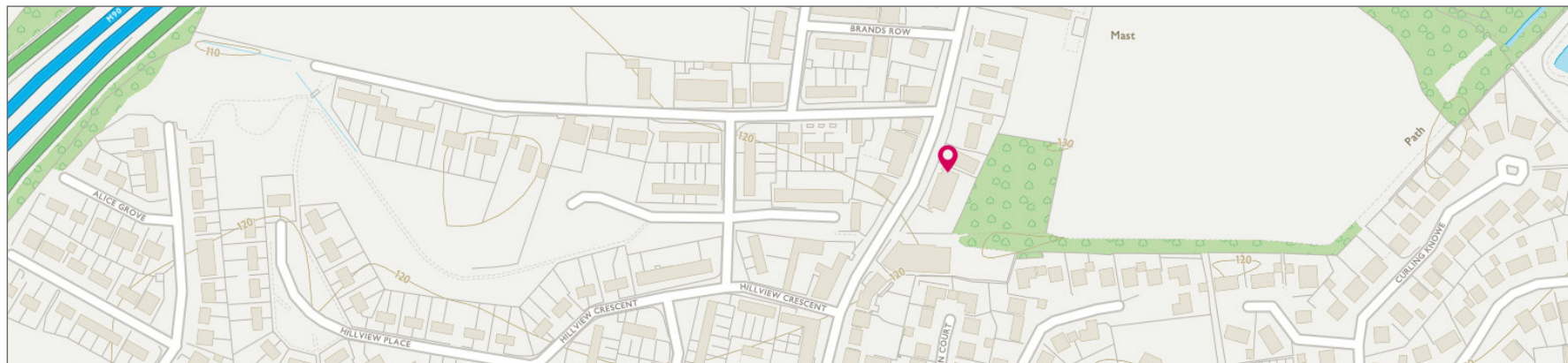
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.61m (15'1") x 4.21m (13'10")
Kitchen	2.83m (9'3") x 2.72m (8'11")
Bathroom	2.49m (8'2") x 1.55m (5'1")
Bedroom 1	4.38m (14'4") x 2.96m (9'9")
Bedroom 2	3.48m (11'5") x 2.71m (8'11")

Gross internal floor area (m²): 66m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.





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Part
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