



  
**McEwan Fraser Legal**  
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**14 Westfield Grove**  
CROSSGATES, COWDENBEATH, KY4 8BY





# 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.



# 14 WESTFIELD GROVE

Situated within a popular and well-established modern private residential development, number 14 is a well-presented three bedroom family home with a garden and a spacious detached garage.

The front door opens to the hall and onwards into the lounge. In here a large window ensures a light, modern, living space with a door leading to the dining kitchen. This kitchen affords space for a dining table and chairs, as well as ample work surfaces and food preparation area, whilst a full height under stair cupboard takes care of all the essential items not required to be on show.

The upper floor of this home offers three bedrooms and a well-presented family bathroom. The master bedroom is double in size and comes with built in storage. Externally there is a large driveway leading to the spacious detached garage. The small garden to the front is laid lawn grass and the rear garden is fully enclosed offering a safe environment for children and pets.







# SPECIFICATIONS

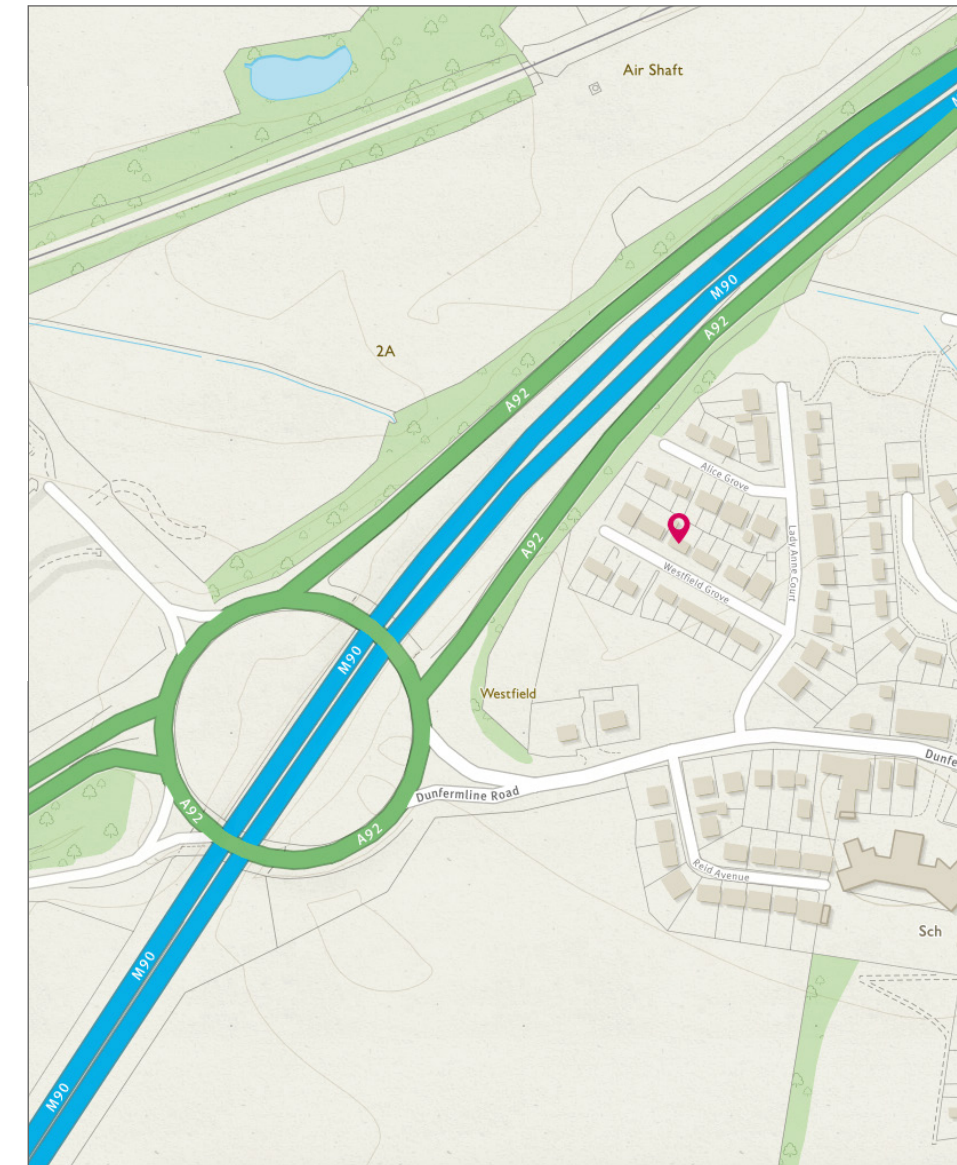


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Kitchen	5.50m (18'1") x 2.80m (9'2")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	3.20m (10'6") x 3.20m (10'6")
Bedroom 3	2.50m (8'2") x 1.90m (6'3")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>) - 77m<sup>2</sup>

EPC Rating - D







  
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