

40 Manse Road

CROSSGATES, COWDENBEATH, FIFE, KY4 8DB



Lovely three-bedroom house in a prominent position



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An excellent opportunity has arisen to acquire this mid-terraced villa. Internally, the property has been comprehensively redesigned and reworked in recent years and now offers versatile family accommodation with two double bedrooms and a single bedroom formed over two levels.

The traditional building has been well maintained both internally and externally, to create fantastic and flexible accommodation.

THE LOUNGE



The accommodation extends to a private entrance vestibule, broad reception hallway, a superb lounge with ample space for a dining table and chairs and a large double bedroom.

BEDROOM 1



THE KITCHEN



The fantastic fitted kitchen includes a range of base and wall units and plenty of worktop space for the aspiring chef! There is also space for a dining table. A rear door leads to the secluded rear gardens.





The angled staircase with balustrade leads to the upper level where you will be greeted with two bedrooms. A lovely three-piece family bathroom is also located on the upper level. The specification includes gas central heating and double-glazed windows.

THE BATHROOM



BEDROOM 2



BEDROOM 3



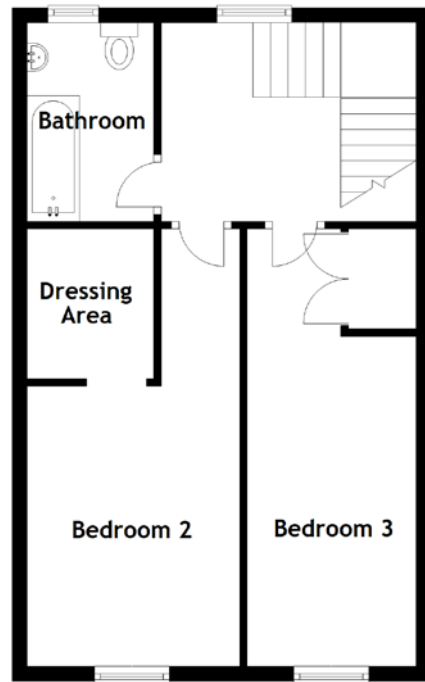
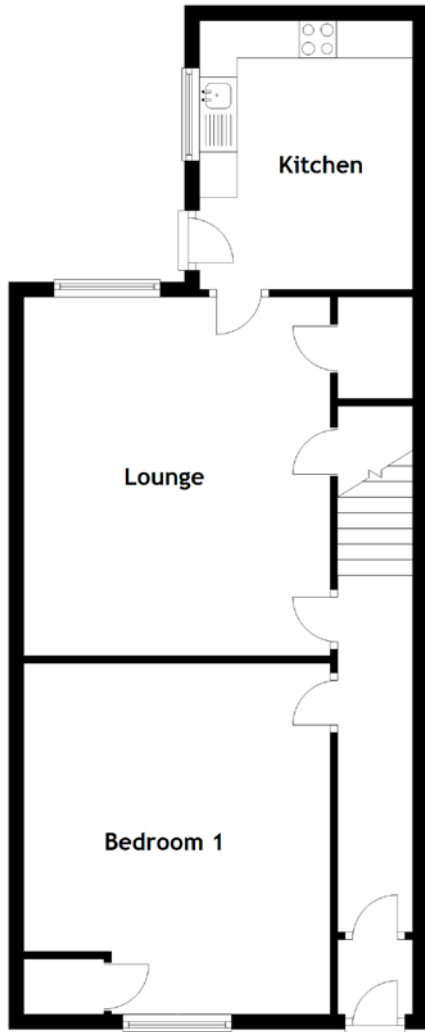
The rear gardens are low maintenance, with an area of grass, the rear gardens are fully enclosed to offer privacy and a safe environment for children and animals. Ample on-street parking is provided to the front of the property.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



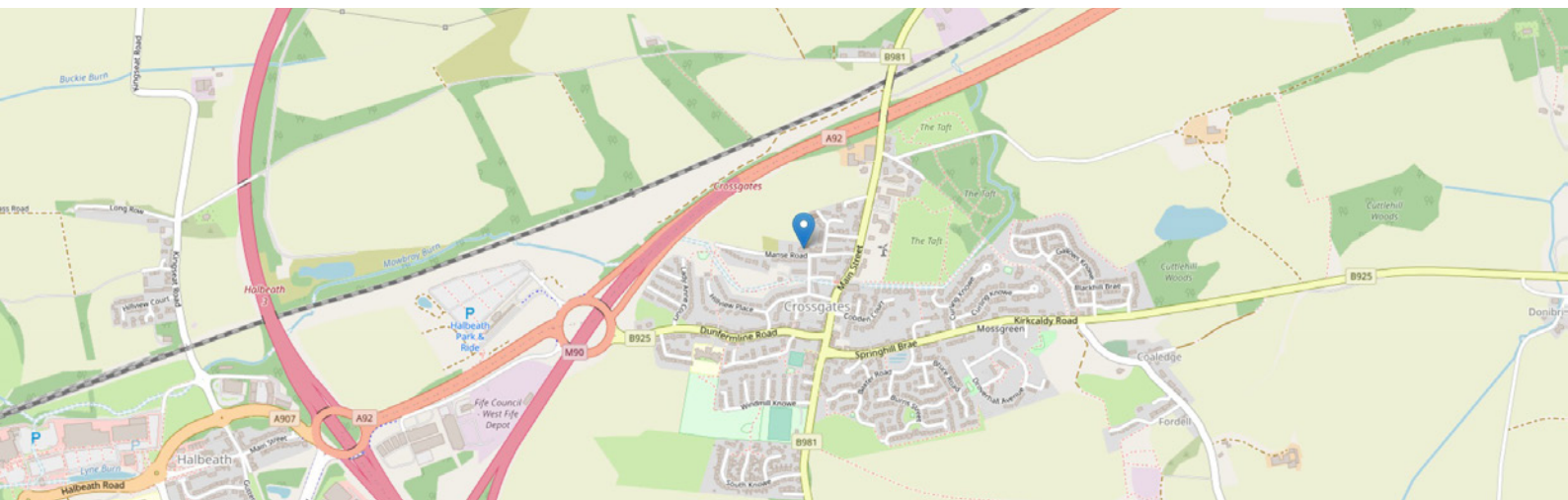
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.10m (13'5")
Kitchen	3.60m (11'10") x 2.85m (9'4")
Bedroom 1	4.70m (15'5") x 4.10m (13'5")
Bedroom 2	5.85m (19'2") x 2.85m (9'4")
Dressing Area	2.00m (6'7") x 1.70m (5'7")

Bedroom 3 5.85m (19'2") x 2.25m (7'5")
Bathroom 2.65m (8'9") x 1.70m (5'7")

Gross internal floor area (m²): 103m²
EPC Rating: E

Extras: Floor coverings, light fittings, blinds and window dressings



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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