



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**19a Main Street**

CROSSGATES, COWDENBEATH, FIFE, KY4 8AJ



## 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. 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.



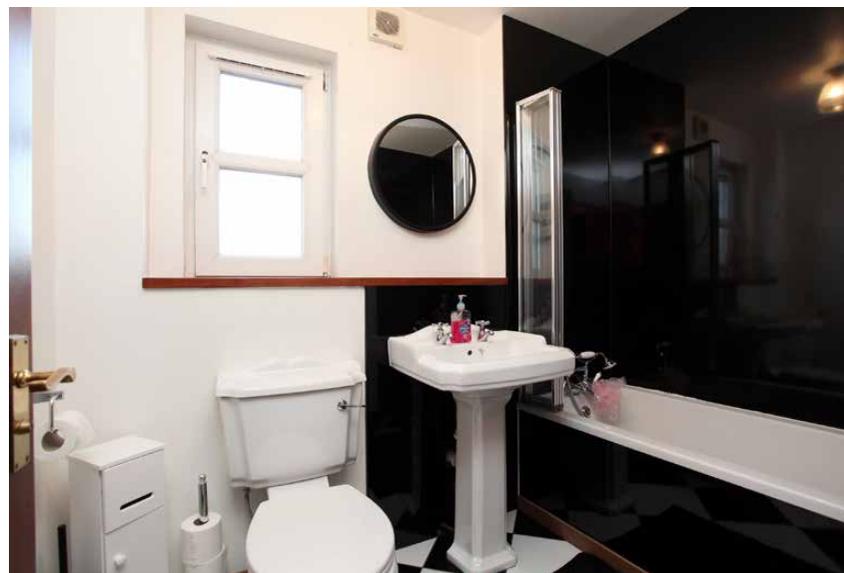
# THE PROPERTY

19a Main Street is a beautifully presented first floor flat. The property has been carefully maintained by the present owners and is in move-in condition.

Entrance to the building is via a security entry system to the rear leading into a well maintained communal stairway. The welcoming reception hall leads to all apartments within including a good sized storage cupboard. The lounge is pleasantly located to the front of the property with feature window maximizing the open outlook. The modern fitted breakfasting kitchen has a full range of floor and wall mounted units with splashback tiling.

There are two double bedrooms, both to the rear. The family bathroom with over the bath shower and splashback tiling completes the accommodation on offer. The property further benefits from double glazing and gas central heating. The property comes with one dedicated parking space.





# S P E C I F I C A T I O N S

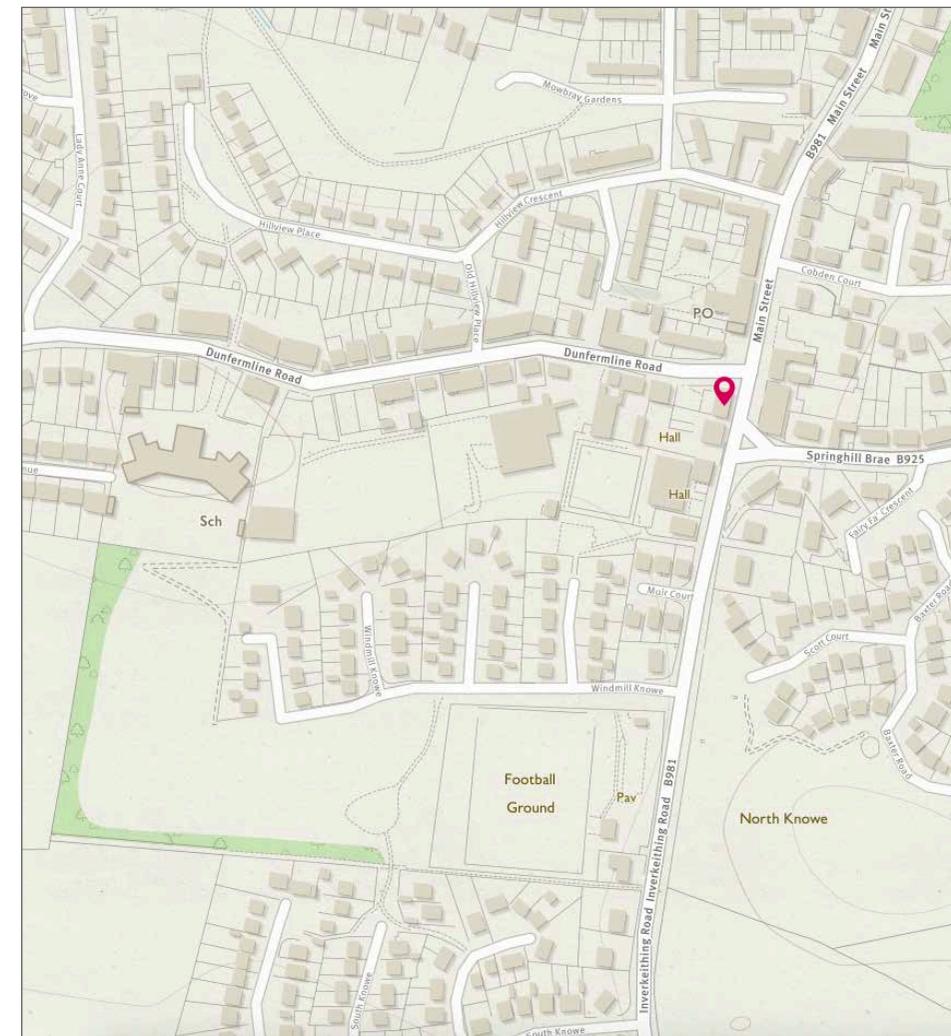
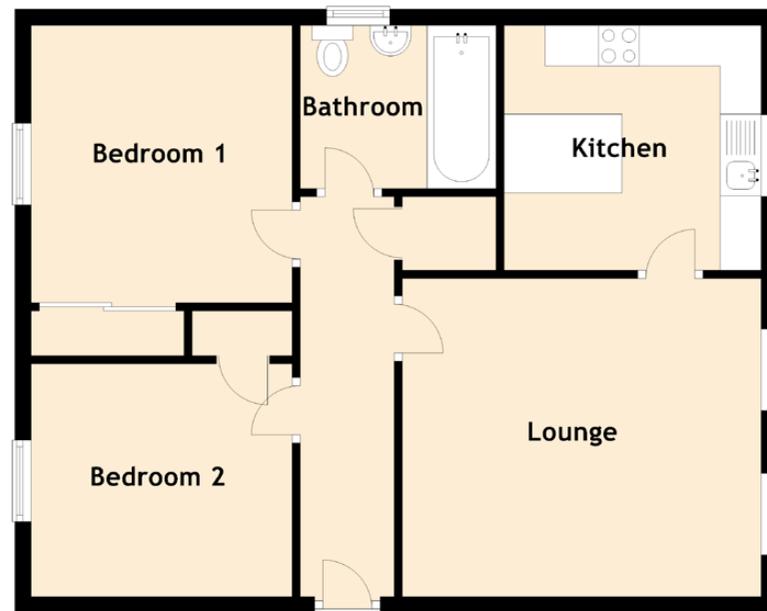
## FLOOR PLAN, DIMENSIONS & MAP

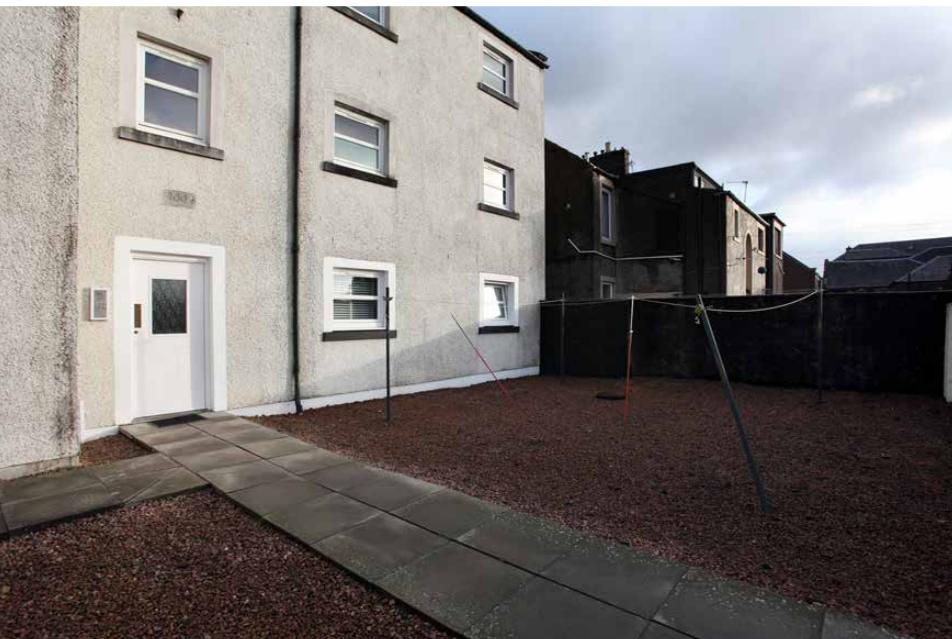
Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'10")
Kitchen	3.15m (10'4") x 3.00m (9'10")
Bedroom 1	3.40m (11'2") x 3.20m (10'6")
Bedroom 2	3.20m (10'6") x 2.85m (9'4")
Bathroom	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: C

Extras (included in the sale): Carpets, floor coverings, light fittings, blinds, oven hob and hood.





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