48 Main Street
Crossgates, Cowdenbeath, KY4 8AJ
Fixed Price £100,000
DESCRIPTION
Essential Viewing. We are delighted to bring to the market two generous apartments situated in the popular village of Crossgates offering excellent commuter links to Edinburgh and the north. The two self-contained properties are within a modern detached building circa 1995 and provide generous and stylish accommodation throughout. The properties are a credit to the present owner having been well maintained, having been refurbished throughout and in move in condition with new boilers and switchgear, detectors, new flooring, paintwork and general modernisation. No 48 is on the ground floor and briefly comprises entrance vestibule, hallway, storage, breakfasting kitchen, lounge, two double bedrooms and bathroom with shower. The property is double glazed with gas central heating. There are most attractive landscaped gardens to the rear. Seating areas and separate drying green are within said property grounds. The properties benefit from private off street parking within the said property grounds. Early entry is available.

- Ent Vest  Rec Hall
- Lounge
- Kitchen
- 2 Dble Bedrooms
- Bathroom /Shower
- GCH DG
- Gardens Res Parking
- EPC RATING C
LOCATION
Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network this therefore makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates is well located within walking distance of the Park and Ride, which provides services to and from Edinburgh Airport and Edinburgh and all major Cities, and access to Dufloch Park. Leisure Facilities which provide Bowling, Gym, Garden Centre and Eateries. Dunfermline is a short drive away and offers excellent shopping and educational establishments. The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie’s Birthplace museum, the Abbey and Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS
LIVING ROOM - 13’5 X 13’5
KITCHEN - 13’5 X 9’2
BEDROOM 1 - 13’5 X 10’10
BEDROOM 2 - 13’5 X 9’10
BATHROOM - 6’11 X 6’3

EXTRAS INC. IN SALE
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

VIEWINGS
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS
From Dunfermline head east via Appin Crescent along Halbeath Road proceeding to the Halbeath Interchange. Following the signs for Crossgates, Cowdenbeath. At the roundabout take the second exit into Crossgates Village, Dunfermline Road and progress to the traffic lights turning left and then directly right into the private parking area where the subjects are signposted.

MORGANS PROPERTY PACKAGE
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.
This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.

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