





McEwan Fraser Legal

Solicitors & Estate Agents

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127 Droverhall Avenue

CROSSGATES, COWDENBEATH, FIFE, KY4 8BW

Crossgates is located close to the junction of the M90 and A92, about two miles east of Dunfermline and a similar distance south west 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. There is also very useful Park and Ride facilitiy nearby that has been in opperation in the area since 2013.

Shopping for everyday requirements is within walking distance as is the local Post office. For further shopping, Halbeath retail park can provide a vast array of amenities ranging from a twenty four hour ASDA, Pet's at Home, Halfords, Homebase, Argos and many more.

The local Crossgates Primary School is within walking distance and secondary schooling is available in nearby Cowdenbeath. 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 ten screen cinema, health club, ten pin bowling club and an array of bars and restaurants.









127 DOVERHALL



External View of the property, and Scenes from Fife Leisure Park







LOUNGE & KITCHEN







DELIGHTFUL SEMI-DETACHED VILLA WITH TWO DOUBLE BEDROOMS AND A BOX ROOM.

McEwan Fraser Legal are delighted to offer to the market this superb two-bedroom semi-detached, well presented villa offering excellent value for money.

The spacious entrance hallway has a great open feel to it and offers access to all rooms. The modern lounge is well presented and flooded with light from dual aspect windows, front and rear. The galley style kitchen includes a breakfast bar and a glazed door from here opens to the back garden.

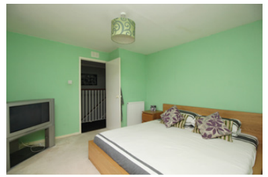
Upstairs the bathroom provides a white suite offering a shower over the bath with a glazed screen. Two bedrooms and a useful box room complete the accommodation. Externally there is a small gravel area to the front and the back garden is enclosed with clearly defined boundaries. There is adequate, readily available, resident parking.



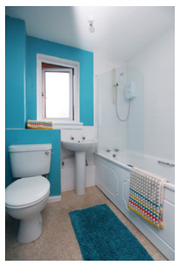




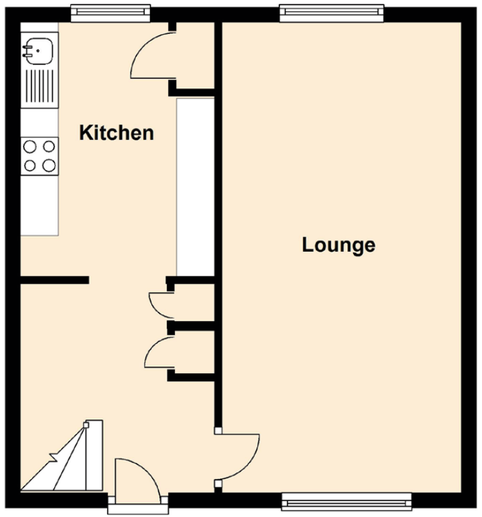


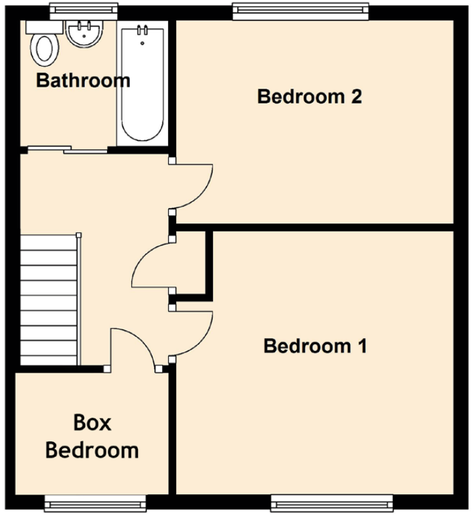












SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Kitchen	3.35m (11') x 2.55m (8'4")
Lounge	6.20m (20'4") x 3.15m (10'4")
Bedroom 1	3.75m (12'4") x 3.55m (11'8")
Bedroom 2	3.75m (12'4") x 2.75m (9')
Box Bedroom	2.00m (6'7") x 1.65m (5'5")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²)

74m²

EPC Rating

C

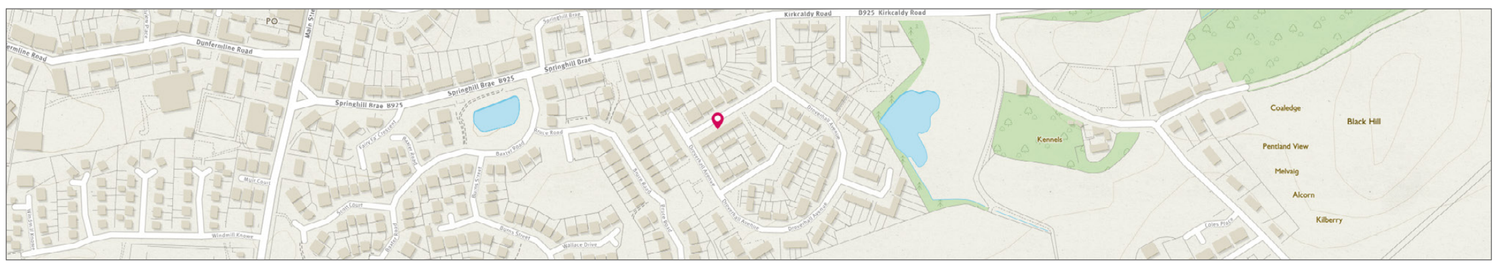


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
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Photographer



Layout graphics and design
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Designer