



**McEwan Fraser Legal**

Solicitors & Estate Agents

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39 Bruce Road

CROSSGATES, KY4 8AZ

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KY4 8AZ

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. One of the benefits of this location is the 'Park and Choose' 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 some time in 2016, commuting will be much easier for those who wish to live in the Kingdom of Fife and work in Edinburgh.

Superb four bedroom executive detached villa

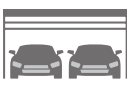
Three public rooms plus study



4 BED



3 BATH



DOUBLE GARAGE

ENERGY

E

EPC RATING



39 BRUCE ROAD

Number 39 offers prestigious space and style for family living and enjoyment. Of recent construction, this home is meticulously maintained and presented to the market in true walk-in condition. The driveway provides parking for several cars and creates a crisp and clean kerb appeal with lawns laid to either side of the front door.

The dining kitchen is sure to appeal to many Mums with space for the kids to take breakfast or as an ideal spot to do homework. For more formal dining, a dedicated dining room is located to front of the house with views to the gardens. As well as a front facing, spacious, lounge, this home also offers the busy family a separate sitting room, or family room, with French doors to the deck and views of the manicured garden. The utility room and guest water closet add to the ease of modern living.

On the upper floor are four bedrooms, two being en-suite, and the family bathroom. The Master bedroom further benefits from the addition of a bank of built in wardrobes, bedroom two benefits also from the addition of built in storage. To the front of the house is the study.

Externally the house sits on a sizable plot with a detached double garage and driveway for off road parking.

Overall; Modern, fresh and stylish home combined with a good commuter location.



EXTERNAL VIEWS / ENTRANCE HALLWAY



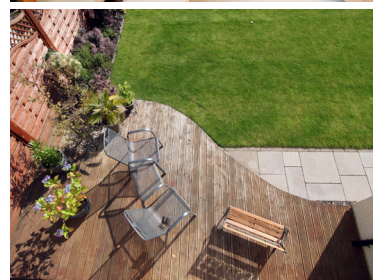
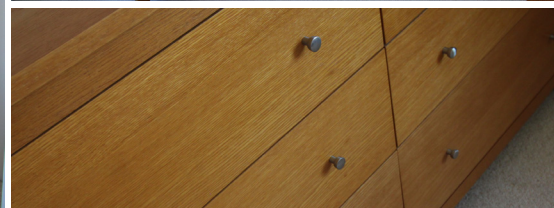


KITCHEN / LOUNGE





BEDROOM & EN-SUITE

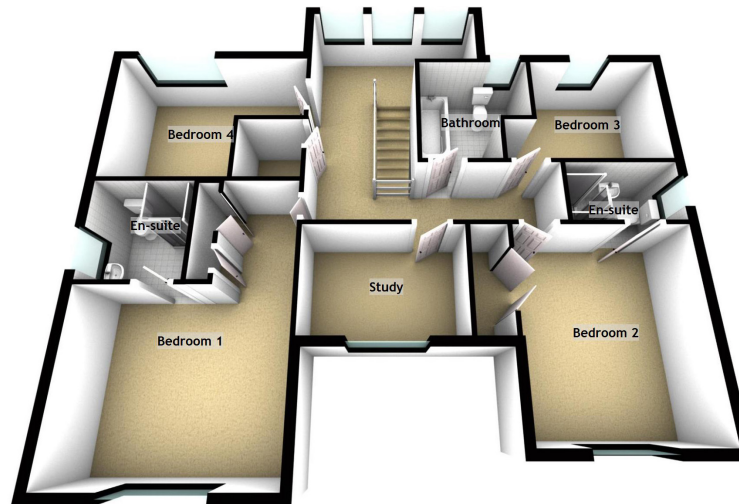
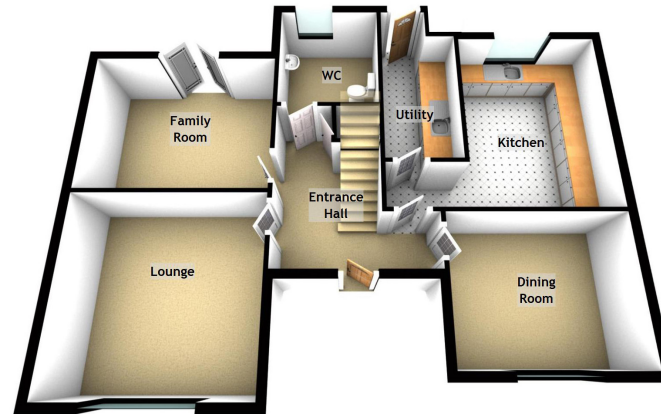


BEDROOM / VIEW OF DECKING



FAMILY
BATHROOM/
WC

SPECIFICATIONS



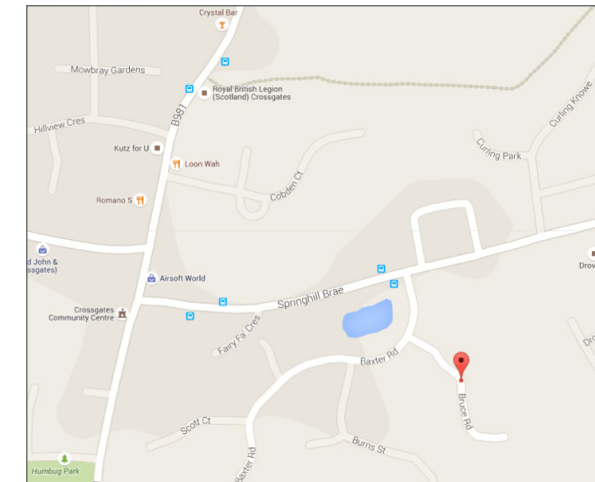
APPROXIMATE DIMENSIONS

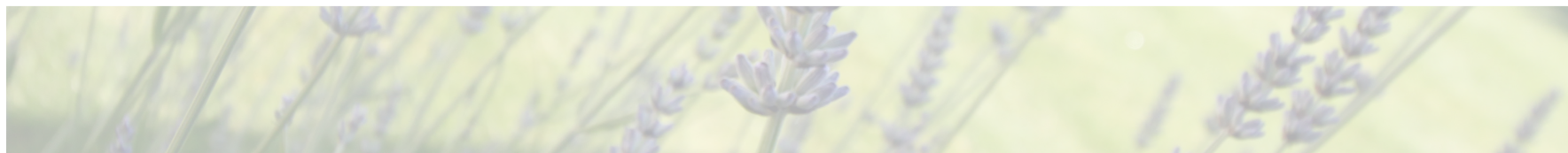
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.10m (13'5")
Kitchen	3.70m (12'2") x 3.15m (10'4")
Dining Room	3.75m (12'4") x 3.10m (10'2")
Family Room	4.10m (13'5") x 2.60m (8'6")
Utility	3.85m (12'8") x 1.70m (5'7")
Bedroom 1	5.24m (17'2") x 4.05m (13'4")
En-suite	2.35m (7'9") x 2.05m (6'9")
Bedroom 2	3.94m (12'11") x 3.05m (10')
En-suite	2.34m (7'8") x 1.00m (3'3")
Bedroom 3	2.77m (9'1") x 2.67m (8'9")
Bedroom 4	4.10m (13'5") x 2.20m (7'2")
Study	2.50m (8'2") x 2.04m (6'8")
Bathroom	2.61m (8'7") x 2.16m (7'1")
WC	2.15m (7'1") x 1.70m (5'7")

GROSS INTERNAL FLOOR AREA (M²)

174 m²






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAYNE SMITH
 Surveyor



Professional photography
LEIGH ARMOUR
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

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