

Exceptional stylish four bedroom detached villa with double garage

A gorgeous Millar Home within a private development







17 Bruce Road

Crossgates, Cowdenbeath, Fife, KY4 8AZ

Scan Here!

4 BED

2 BATH + WC

DOUBLE GARAGE

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0159 280 0695
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



ABERDOUR BEACH









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. Shopping for everyday requirements is within walking distance as is the local post office.

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 10 screen cinema, health club, ten pin bowling club and an array of bars and restaurants.

17 Bruce Road is an immaculate detached family villa set within a modern development and is in immaculate order inside and out.

The property features a welcoming reception hall with stairs leading to the upper levels and a dining room/family room which is pleasantly situated to the rear of the property. The wonderful breakfasting kitchen to the rear is truly the heart of the home and offers a good selection of stylish floor and wall mounted units complete with integrated appliances and a handy larder cupboard. There is ample space for a dining table and chairs with a door leading to the utility room which includes integrated washing machine. The spacious formal lounge is to the front with twin windows giving the room a sense of space and light throughout. There is a handy cloakroom and cupboard on the lower level. To the second level, there are four good sized bedrooms including the wonderful master bedroom complete with ample built in storage wardrobes, en-suite shower room with double shower and heated towel rail. The over-sized four piece family bathroom includes double shower and vanity unit. This level also includes storage cupboard, and attic space. This completes the accommodation on this level.

The property features double glazing and gas central heating. There is a good sized driveway with direct access to the double garage with electric doors.

The gardens have been very well maintained and includes a patio area, decking and summer house for wonderful outdoor family living.











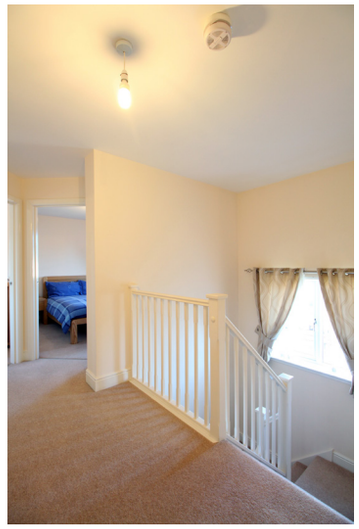






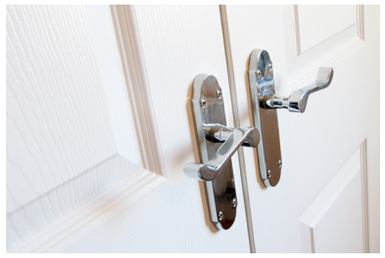


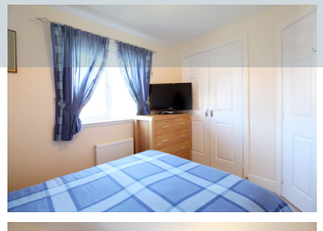




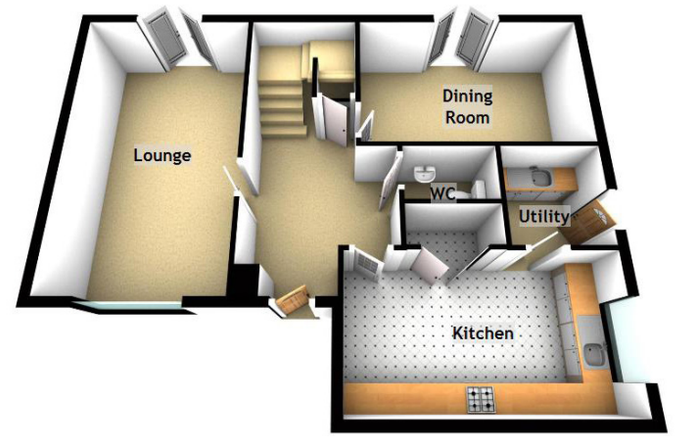












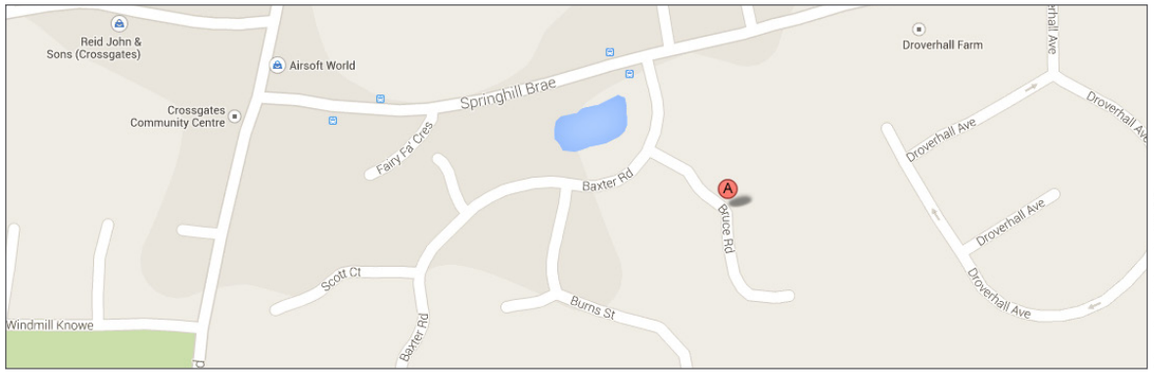
Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.07m (10'1")	Bedroom 2	3.13m (10'3") x 2.87m (9'5")
Kitchen	2.71m (8'11") x 2.03m (6'8")	Bathroom	2.01m (6'7") x 1.45m (4'9")
Bedroom 1	4.04m (13'3") x 3.40m (11'2")		

Extras
(Included in the sale)

Carpets, floor coverings, light fittings, blinds, oven hob, hood, and all integrated appliances.











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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
KAY ANDERSON
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
EAMONN MULLEN
Designer