



**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

11 Hillview Crescent

CROSSGATES, COWDENBEATH, KY4 8BE

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Crossgates

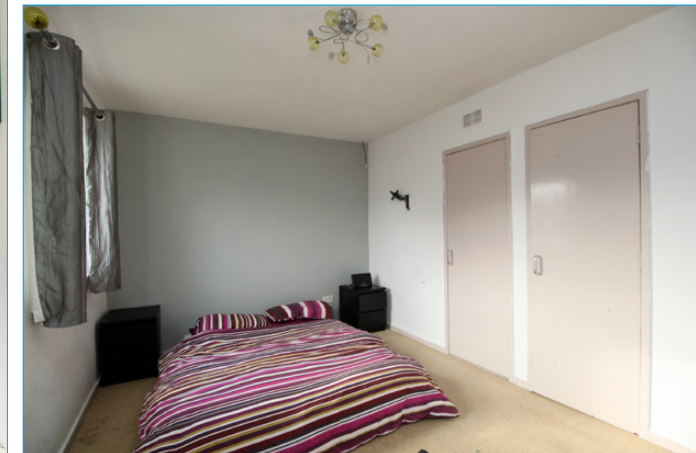
Crossgates is located close to the junction of the M90 and A92, about two miles east of Dunfermline and a similar distance south-west of Cowdenbeath. The village name means crossroads, it is situated at the point where the main Dunfermline/Kirkcaldy road crosses the old Great North Road from Inverkeithing to Perth. One of the benefits of this location is the 'Park and Ride' 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 ten-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.

Part Exchange is available for this spacious two bedroom semi-detached villa. The front door opens to the hall with a staircase to the upper floor. The lounge offers dual aspect over the gardens and gives ample space for a dining table and chairs as well as the sofas. The kitchen provides ample floor and wall units. On the upper floor are two good size double bedrooms and the bathroom with a shower over the bath. Large gardens to the rear are bounded by a mix of metal and wooden fence.



SPACIOUS TWO
BEDROOMED SEMI-
DETACHED VILLA



SPECIFICATIONS

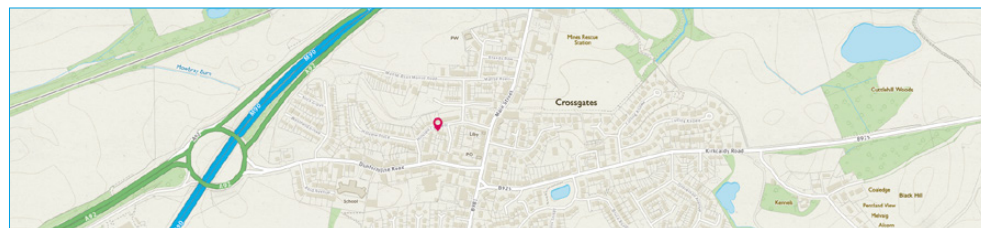
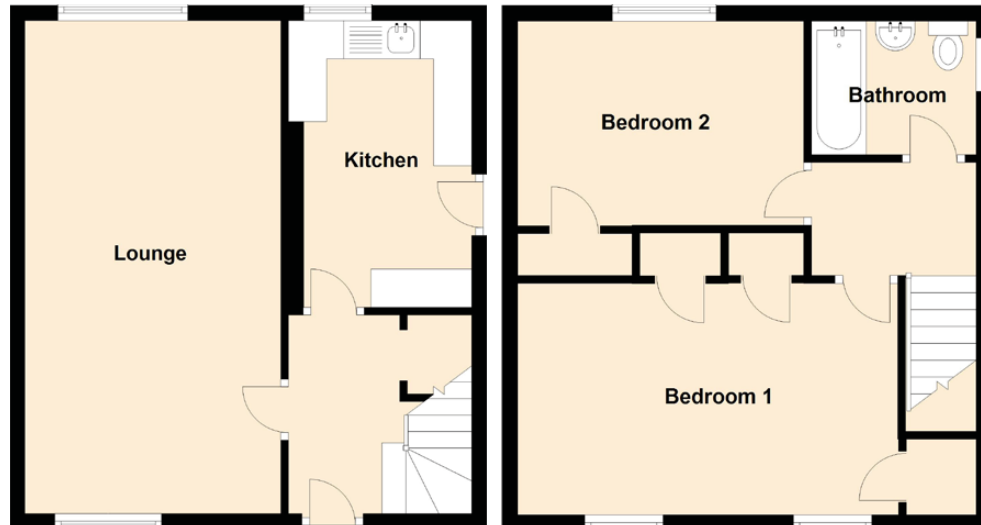
Floor Plan, Dimensions & Location

Approximate Dimensions
(Taken from the widest point)

Lounge	6.45m (21'2") x 3.35m (11')
Kitchen	3.75m (12'4") x 2.40m (7'10")
Bedroom 1	4.85m (15'11") x 2.95m (9'8")
Bedroom 2	3.65m (12') x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²) - 73m²

EPC Rating - E



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Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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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. 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 brochure 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
JAYNE SMITH
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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