




McEwan Fraser Legal
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102 Dunfermline Road

CROSSGATES, COWDENBEATH, KY4 8AS



The Location

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Crossgates is located close to the junction of the M90 and A92, about two miles east of Dunfermline and a similar distance southwest 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 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, commuting is much easier for those who wish to live in the Kingdom of Fife and work in Edinburgh.



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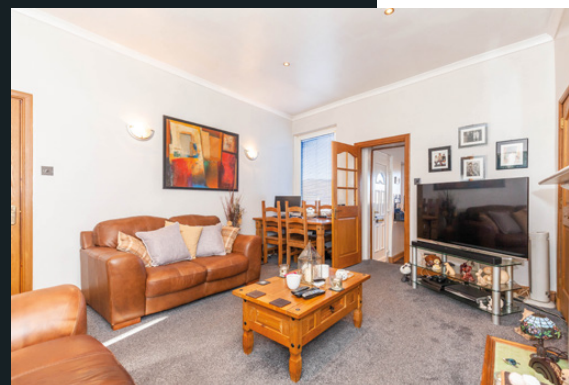
CROSSGATES, COWDENBEATH, KY4 8AS

UPPER FLAT, OWN DOOR, WITH TWO BEDROOMS AND A MODERN KITCHEN AND BATHROOM // PARKING TO THE REAR OF THE PROPERTY AND THERE IS A COMMUNAL DRYING GREEN.

Part exchange is available for this desirable, spacious two-bedroom upper flat.

The lounge is sumptuously carpeted and features a period style fireplace that acts as a focal point in the room. There is ample space for a table and chairs. The kitchen is modern and stylish with 'slab' front cabinets and co-ordinating worktops and tiled backsplash. A gas hob and electric oven are built in along with a cooker hood and fridge freezer. A small breakfast bar provides an additional work surface. The master bedroom features a large bay window and is carpeted for comfort underfoot. Bedroom two is also carpeted. The bathroom benefits from wet-wall panels, bath with shower over and screen, toilet and wash hand basin.

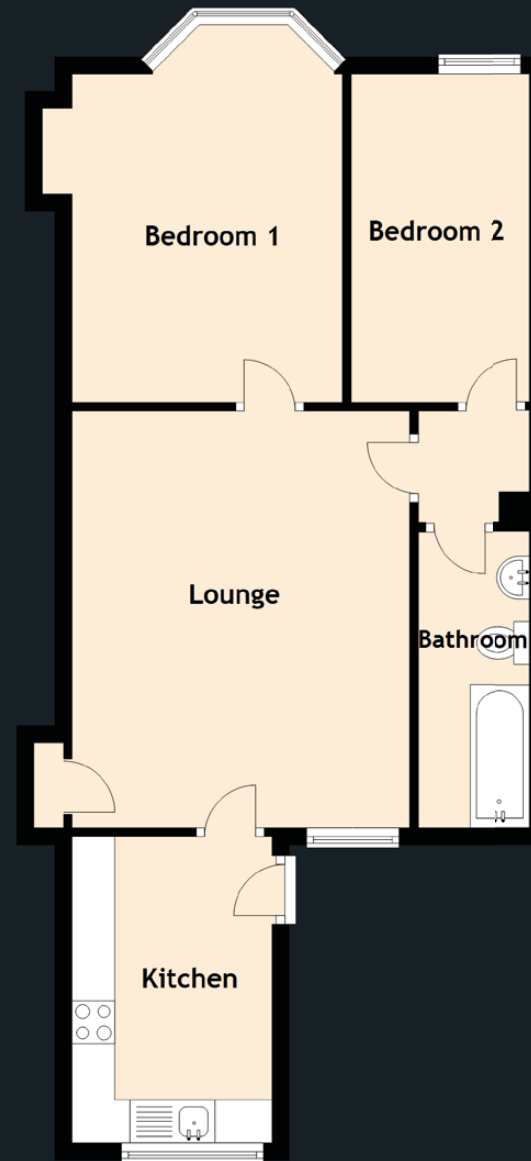
A set of stairs from the outside lead to the front door and there is private parking along with a communal drying green.





Specifications & Details

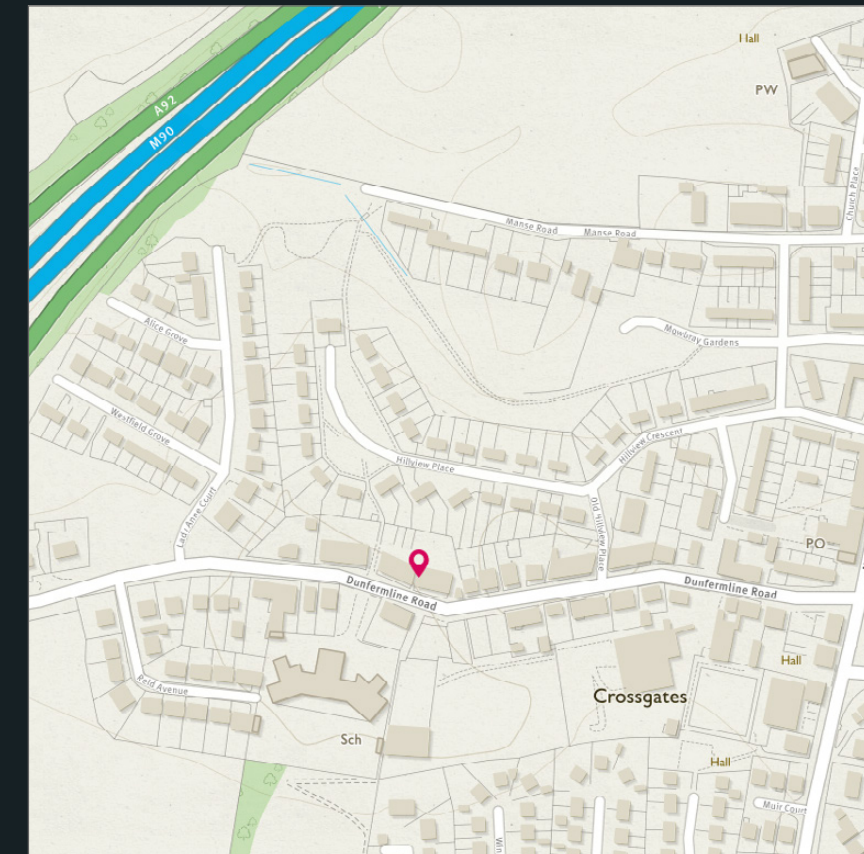
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.97m (13')
Kitchen	3.60m (11'10") x 2.35m (7'9")
Bedroom 1	3.85m (12'8") x 3.18m (10'5")
Bedroom 2	3.90m (12'10") x 2.10m (6'11")
Bathroom	3.48m (11'5") x 1.28m (4'2")

Gross internal floor area (m²): 53m² | EPC Rating: D





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Part
Exchange
Available

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