



**Morgans**

PROPERTY

56 Blackhill Brae, Crossgates, KY4 8FH

Offers Over £260,000











Stunning executive detached villa built by Miller Homes and located in one of Crossgates exclusive locations with easy access to the motorway network and Park and Ride. The property is a credit to the present owners with quality fixtures and fittings enhancing this contemporary modern home and early viewing is essential. The outdoor space well maintained and landscaped with fully enclosed gardens providing a child and pet safe environment. The accommodation briefly comprises reception hall, w.c, lounge, and dining kitchen on the ground floor. On the upper level there are three double bedrooms with master en-suite together with family bathroom. Good storage throughout. Access to attic. Double driveway leading to single garage. The property is double glazed with gas central heating.





**LOCATION**

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network this therefore makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including local shops, public houses and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

**EXTRAS INC IN SALE / AGENTS NOTE**

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

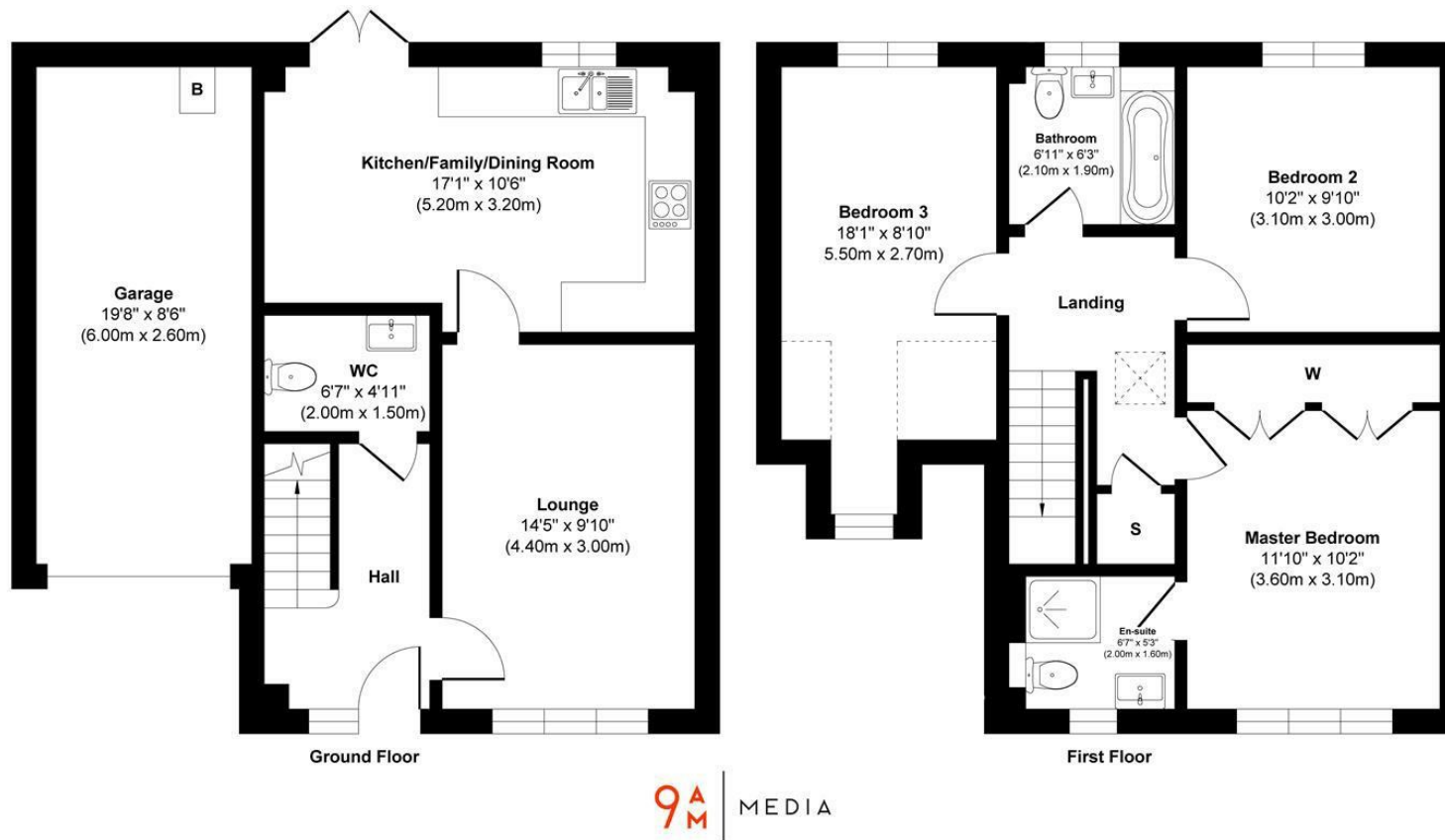
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.











This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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