



Morgans

PROPERTY

17 Burns Street, Crossgates, KY4 8DJ

Offers Over £260,000

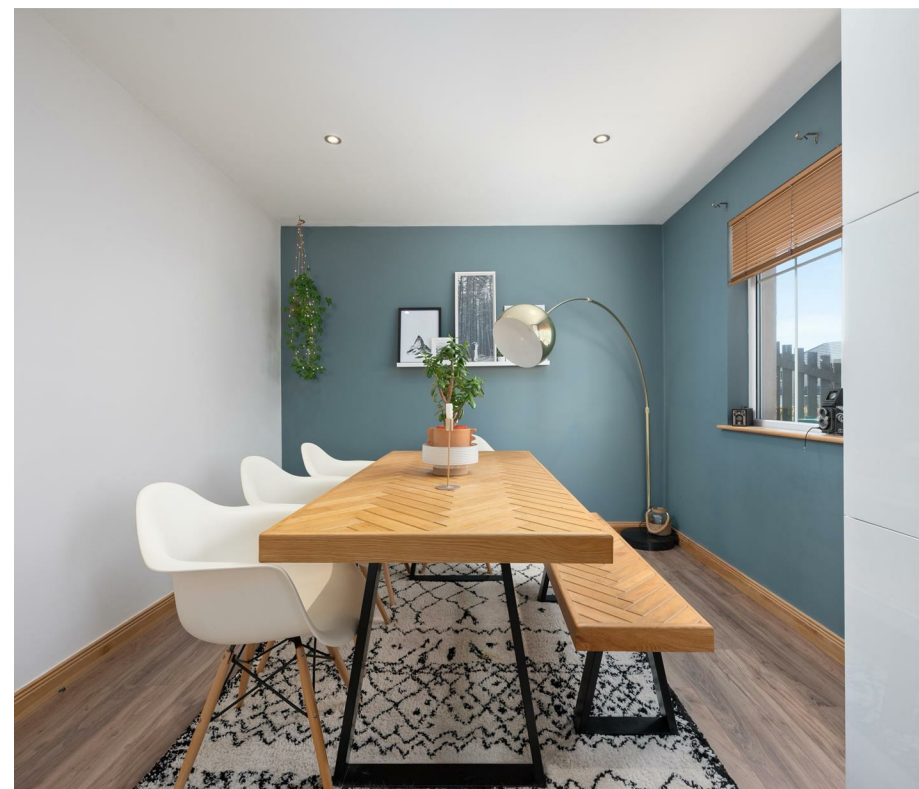






This modern executive detached villa is offered in move in condition, situated in the popular to village of Crossgates. The property would suit families or couples and would be ideal for commuters as there are excellent transport links and easy access to the Forth Road Bridge, Halbeath Park and Ride and the M90 motorway. There are local amenities and schooling close by. The accommodation is well presented and briefly comprises, entrance hallway, lounge with french doors leading to garden, garage conversion to open plan dining kitchen and downstairs wc. On the upper level three bedrooms with master en-suite and family bathroom. Good storage and access to attic. There are attractive well maintained fully enclosed gardens, with patio areas ideal for outdoor entertaining. The property further benefits from a double driveway, gas central heating and double glazed throughout.





LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network with Halbeath Park and Ride on its doorstep. This 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 shed.

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 to the interlinked system installed in this property.







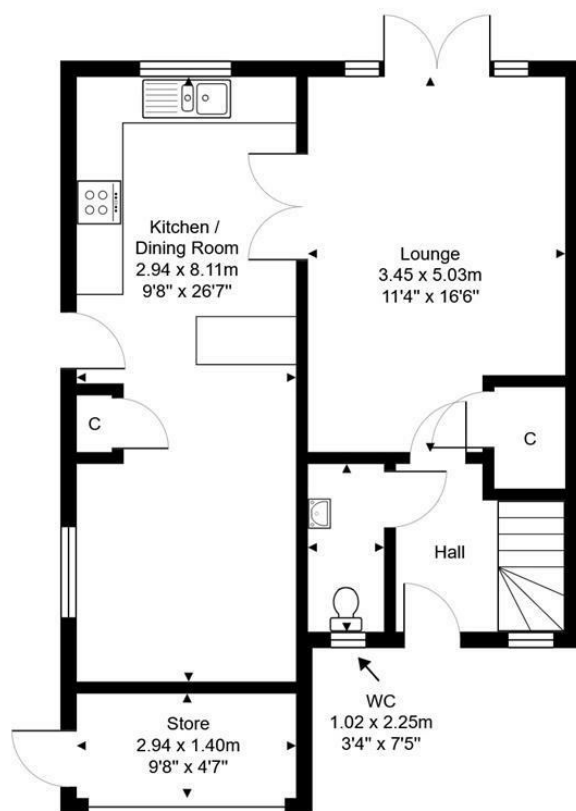




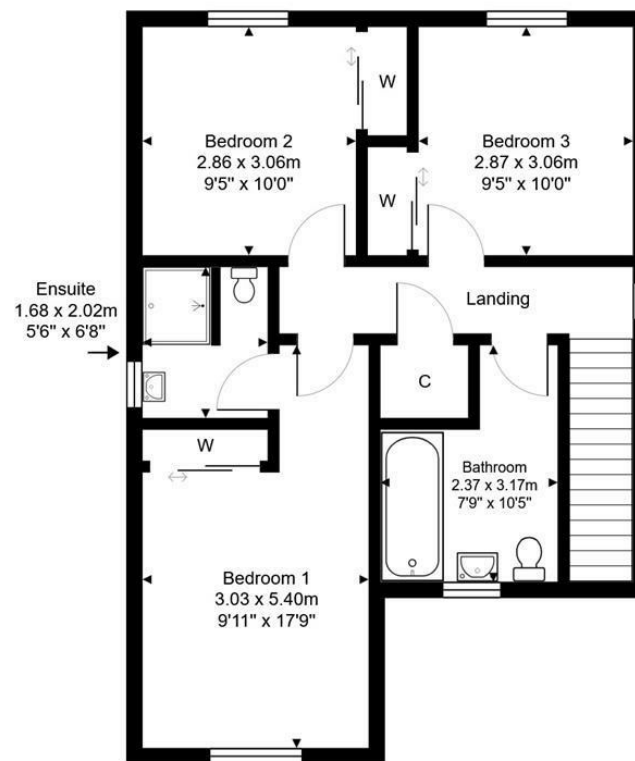
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Total Area: 111.0 m² ... 1194 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.