

Morgans

PROPERTY

34 Gallows Knowe, Crossgates, KY4 8FE

Offers Over £335,000







We are delighted to bring to the market the opportunity to acquire this beautiful Miller Home situated in a semi-rural location within the estate near fields and countryside. This is a quiet and friendly neighbourhood with great a community spirit at Regents Gate on the outskirts of the village. Miller Homes excel at contemporary living and offer generous sized rooms combined with contemporary fixtures and fittings throughout. The subjects briefly comprise reception hall, storage, formal sitting room, fitted breakfasting kitchen with french doors to gardens, utility room and w.c facilities. On the upper level there are four bedrooms with master en-suite, Jack 'n' Jill en-suite and family bathroom. There are easy to maintain, well stocked landscaped gardens which are fully enclosed providing a child and pet safe environment with patio and seating areas. Double monobloc driveway leads to single garage. The property is double glazed with gas central heating. A short walk out of the estate you can find the "Taft" woods where there are lovely walks, park and fairy garden. Early entry available.





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

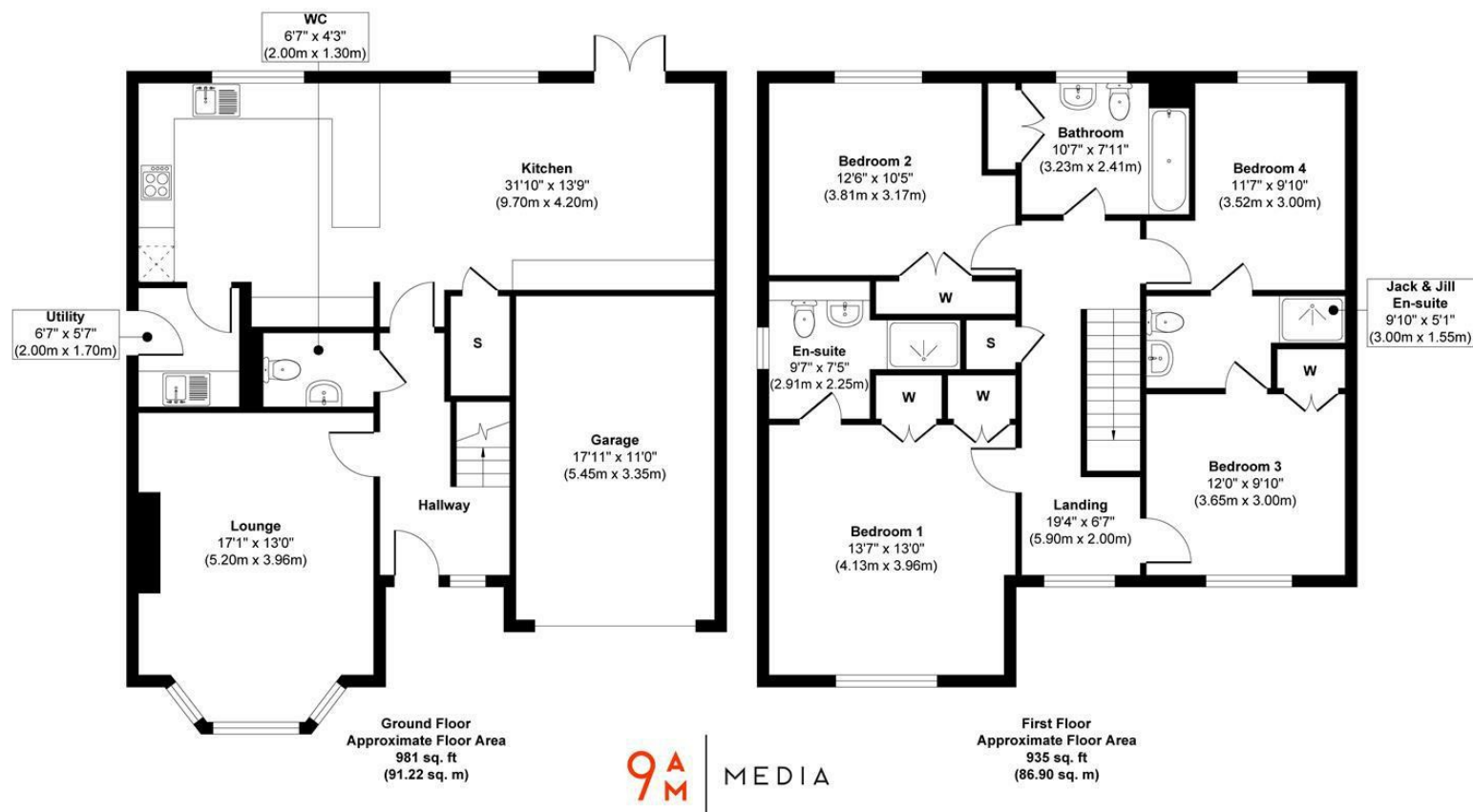
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









Approx. Gross Internal Floor Area 1916 sq. ft / 178.12 sq. m

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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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.