



Morgans

PROPERTY

11 South Knowe, Crossgates, KY4 8AW

Offers Over £315,000

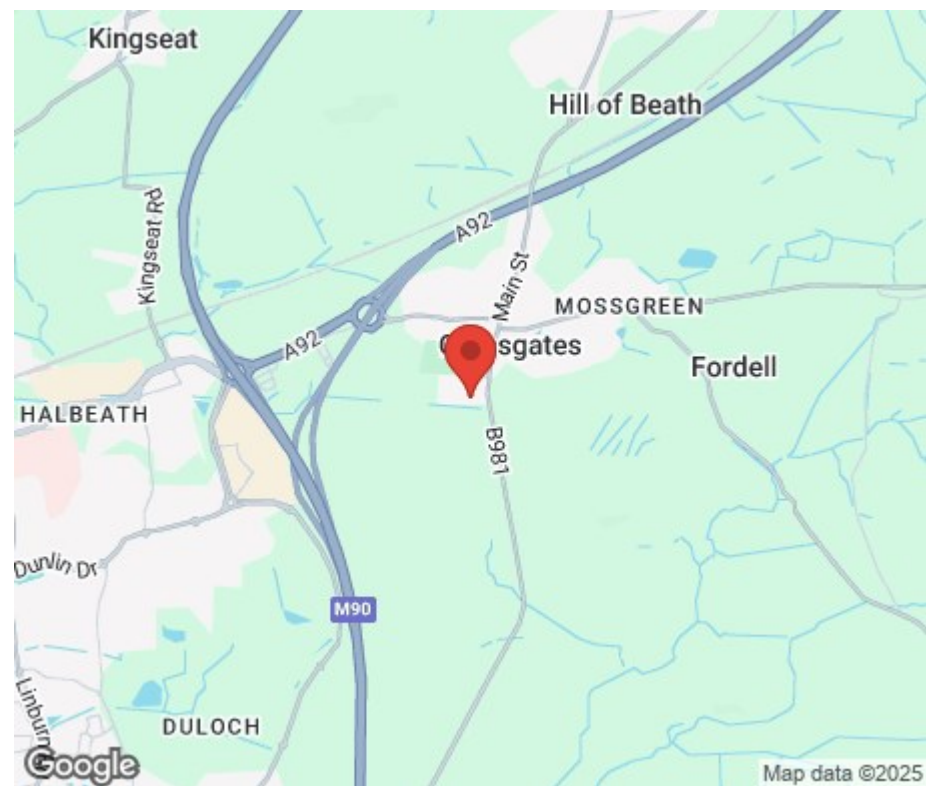






Deceptively spacious and well appointed within this popular executive estate is this extended detached family villa with enviable gardens and grounds benefiting from an open outlook over farmland and beyond. This property is well presented and offers excellent family accommodation with mature and well stocked gardens offering a child and pet safe environment with large summerhouse and shed. The accommodation briefly comprises entrance vestibule, hallway, downstairs w.c, lounge, dining room, conservatory, kitchen, utility room and downstairs double bedroom/office. On the upper level there are three further good sized bedrooms with stylish master en-suite and dressing room together with modern family bathroom. The subjects are double glazed with gas central heating. There is a chipped double driveway and ample visitors parking.





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

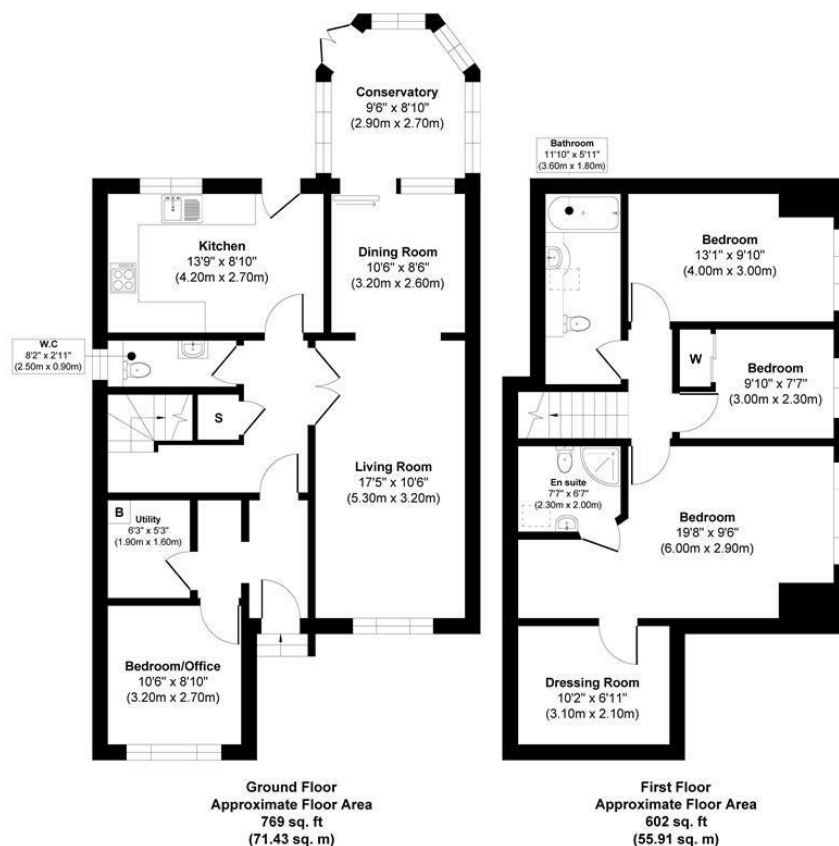
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden outbuilding. Childrens climbing frame can be available by separate negotiation.

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 1371 sq. ft / 127.34 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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PROTECTED

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.