



**Morgans**

PROPERTY

17 Bruce Road, Crossgates, KY4 8AZ

Offers Over £320,000







We are delighted to bring to the market the opportunity to acquire this stunning executive family home situated in quiet position within the estate. Finished to show home standard with quality fixtures and fittings throughout the property is a credit to the present owners and offers a wealth of features to any discerning buyer. The subjects comprise: reception hall, w.c, lounge, dining room, new fitted kitchen and utility room. On the upper level four bedrooms with master en-suite and four piece family bathroom. Access to attic. Double garage and driveway for several vehicles. Lovely landscaped gardens with decking and summerhouse which provide a child and pet safe environment. The property is double glazed with gas central heating.



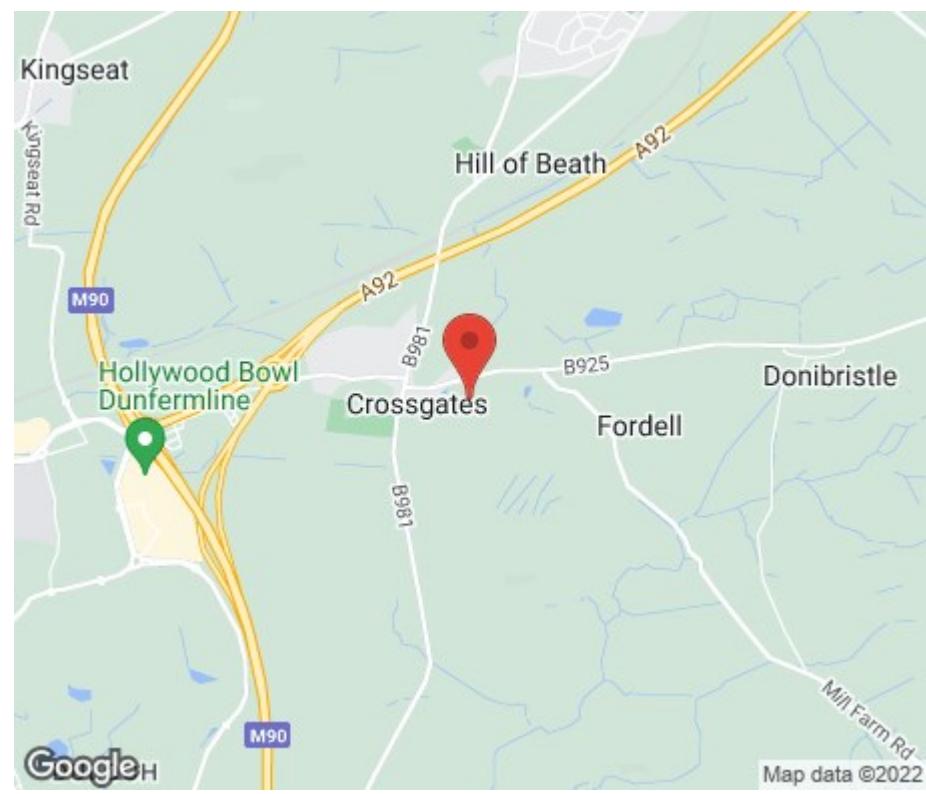


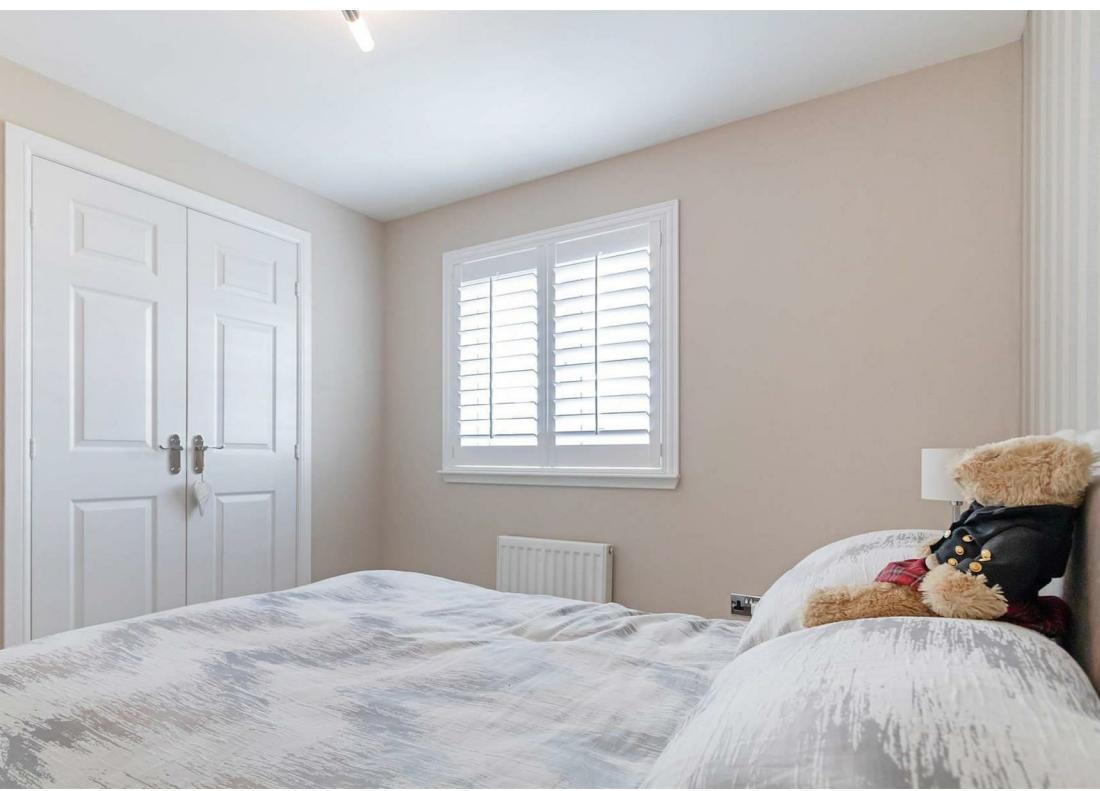
## LOCATION

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. The Park and Ride giving easy bus links to Edinburgh Airport and city. 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.

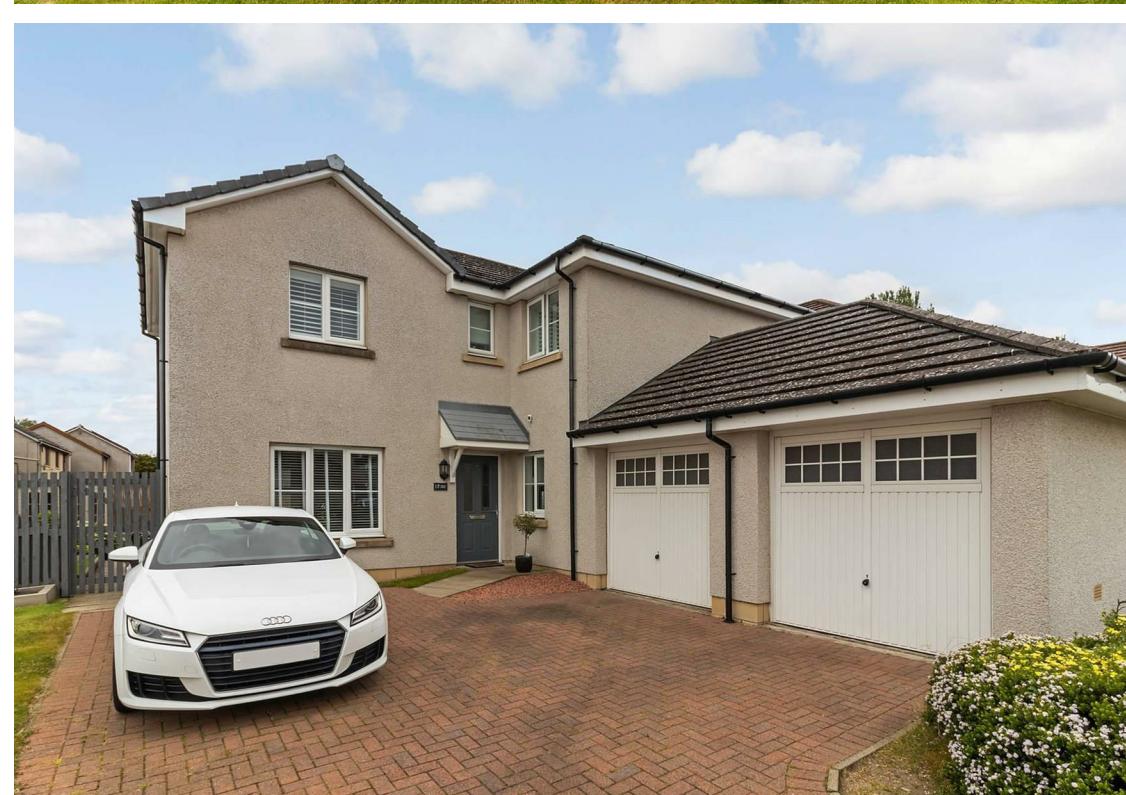
## EXTRAS INC. IN SALE

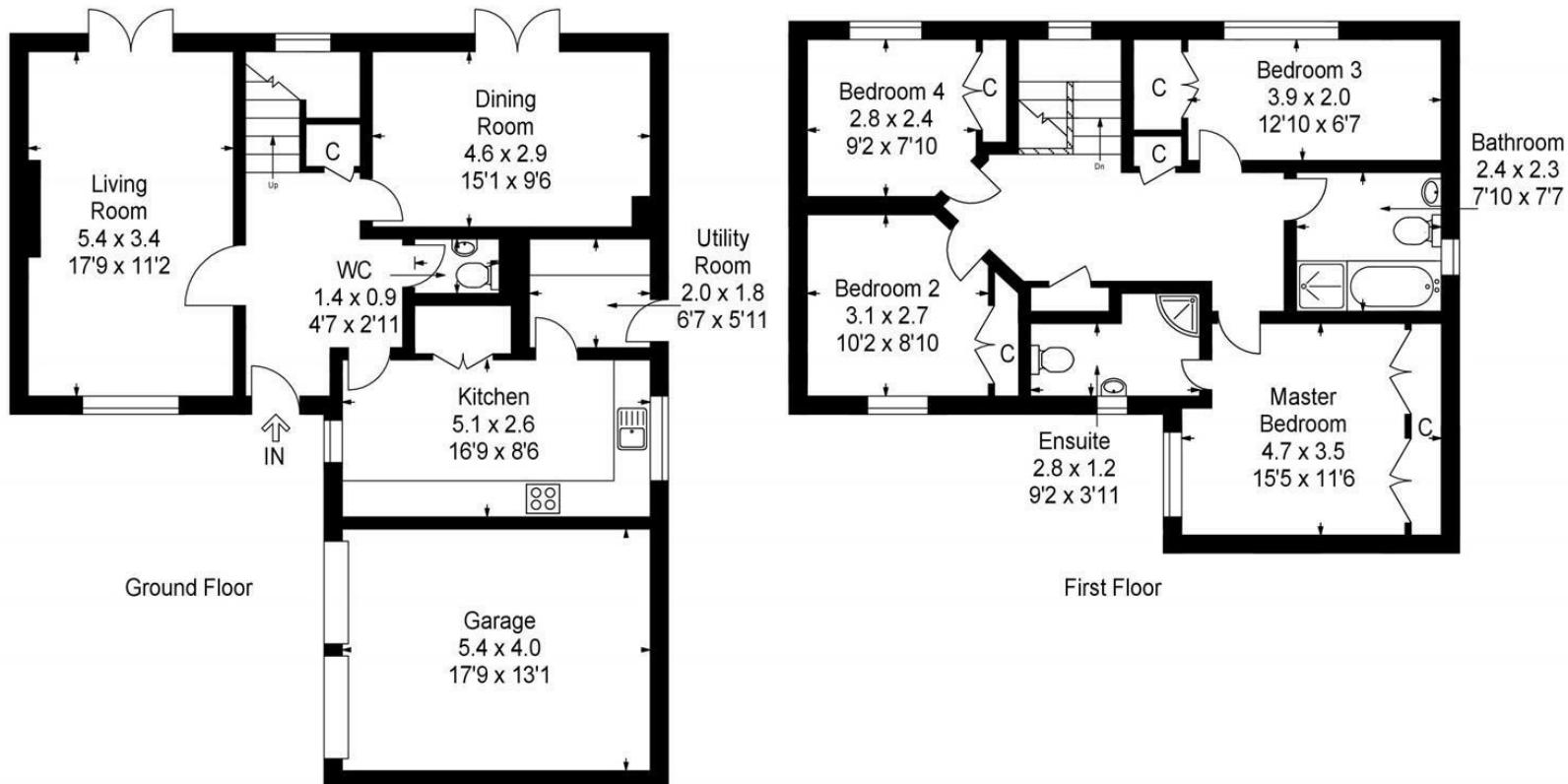
All floor coverings, blinds, bathroom and some light fittings together with integrated appliances, summerhouse and shed.











This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2022



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

PROPERTY

Tel: 01383 620222 Fax: 01383 621213

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

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.



[s1homes.com](http://s1homes.com)

[naelpropertymark.com](http://naelpropertymark.com)  
PROTECTED

