



**Morgans**  
PROPERTY

42 Dunfermline Road, Crossgates, KY4 8AP

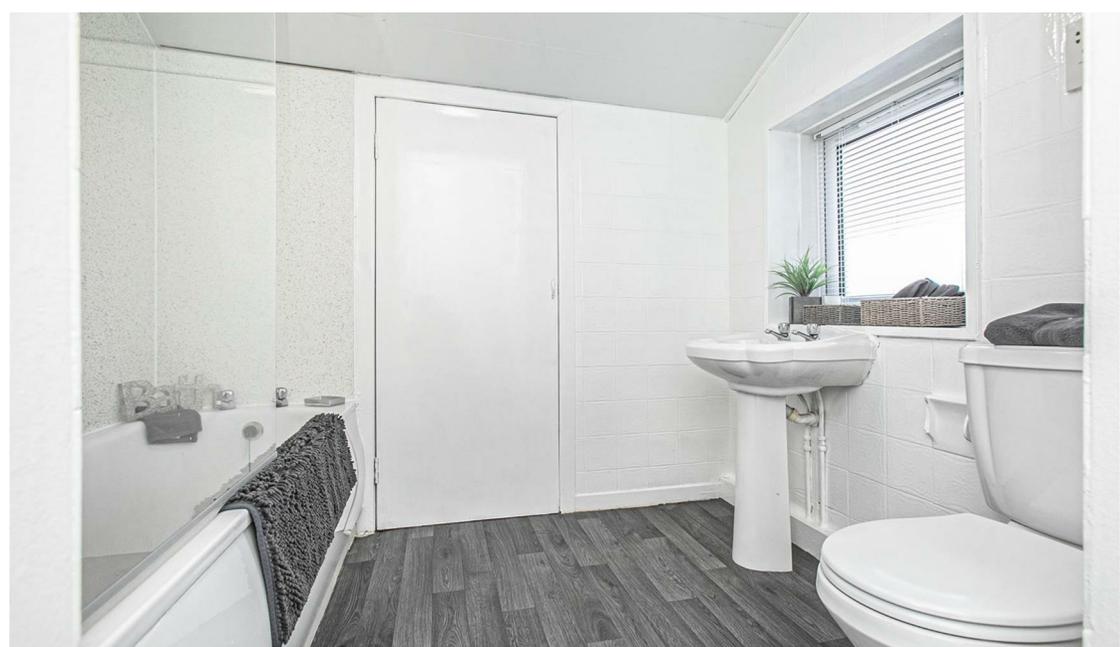
Fixed Price £127,500







Charming fully refurbished upper apartment with well maintained communal gardens and drying green to rear. Entry from Dunfermline Road via chipped and gated pathway. Stone steps to rear leads to private entrance. Parking available on street. This upper flat is generous throughout, ideal for first time buyers, couples and small families together with investors as would give a good annual yield. The property is offered in move in condition having been upgraded this year and briefly comprises entrance hall, generous lounge with ample space for table and chairs leading to fitted kitchen and utility/storage room. There are two double bedrooms, study/office room and bathroom with overhead electric shower. The property is double glazed with gas central heating. Early entry available.





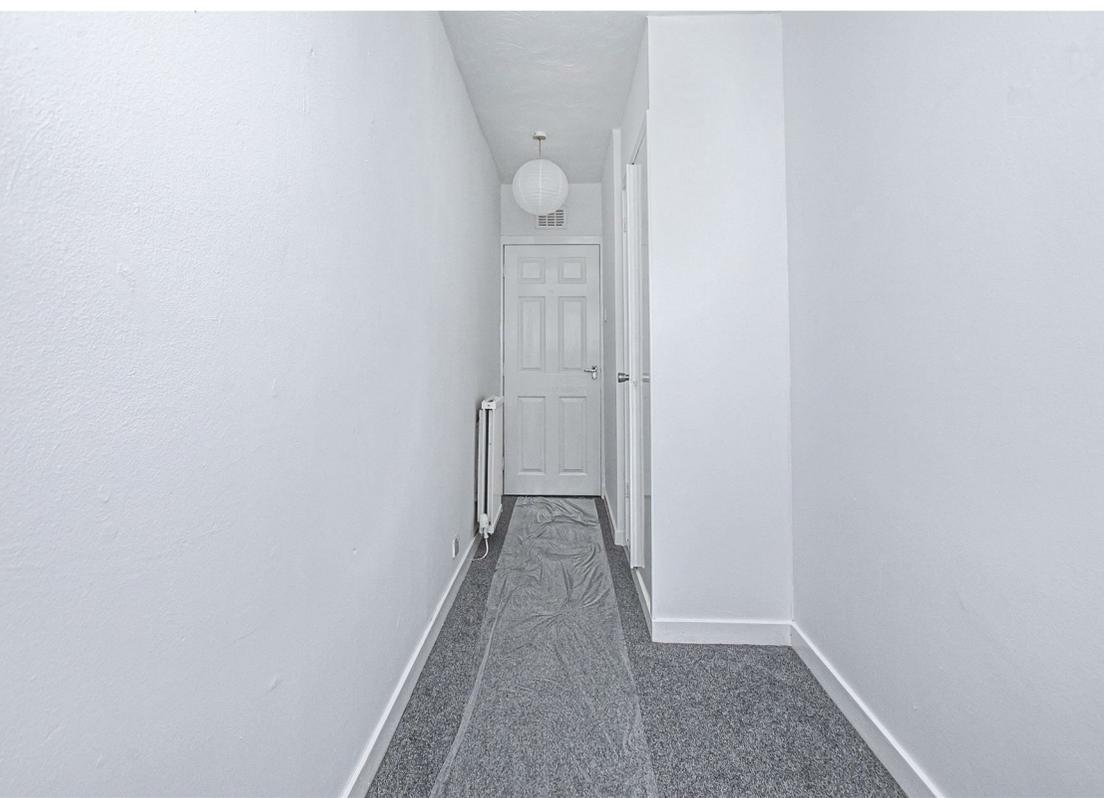
#### LOCATION

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.

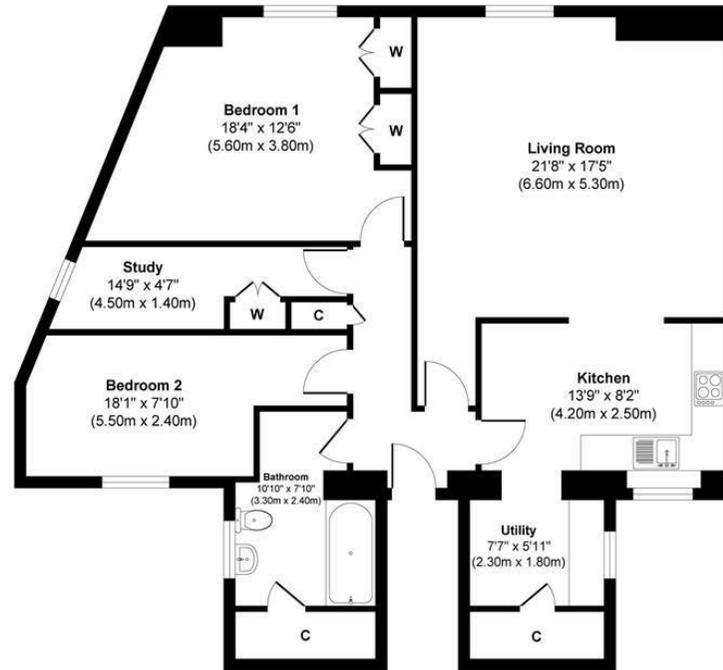
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







42 Dunfermline Road, Crossgates



Approximate Floor Area  
1,081 sq. ft  
(100.45 sq. m)



Approx. Gross Internal Floor Area 716 sq. ft / 66.56 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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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.