

**Morgans**

PROPERTY

25 Church Place, Crossgates, KY4 8DD

Offers Over £170,000







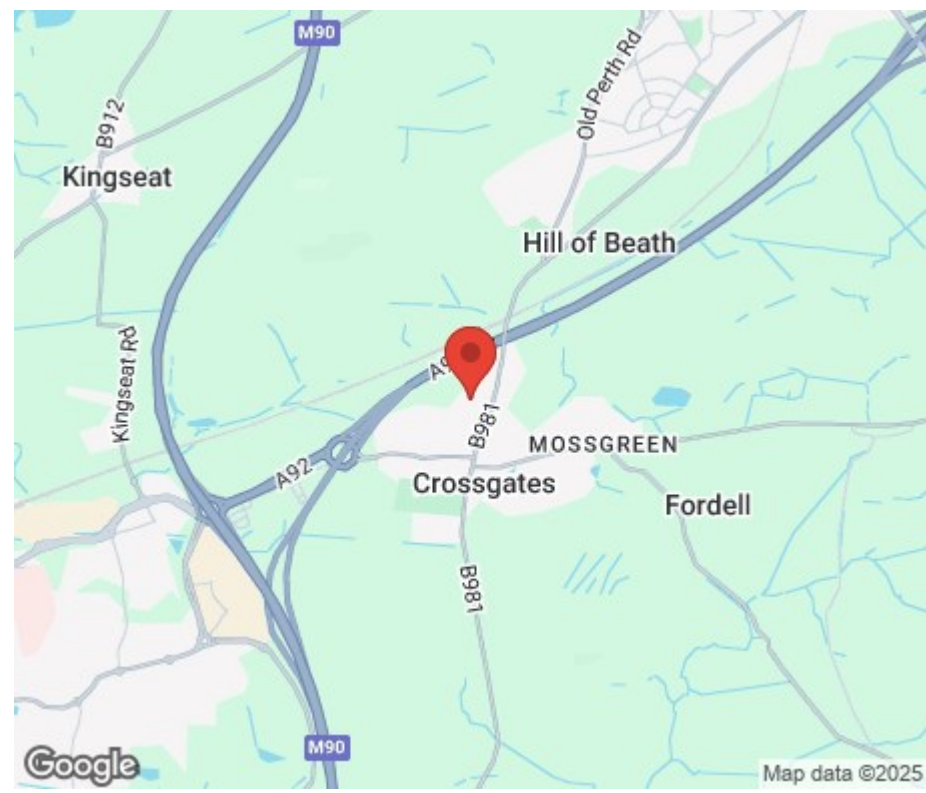




CLOSING DATE SET FOR FRIDAY 11TH JULY 2025 @ 2PM - Quietly situated within cul-de-sac is this modern three bed end terraced villa occupying an enviable plot with generous gardens to front and enclosed to the rear, easy to maintain outdoor space with nice views. The subjects would suit couples and families alike and the accommodation briefly comprises entrance hallway with storage, lounge, dining area, kitchen and conservatory on the ground floor. On the upper level there are three bedrooms with family bathroom. Access to attic. Good storage. 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 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.















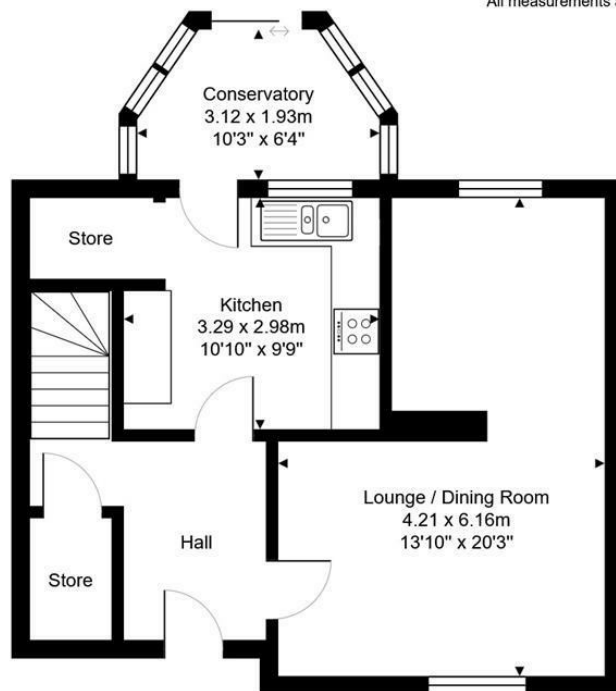
## 25 Church Place, crossgates



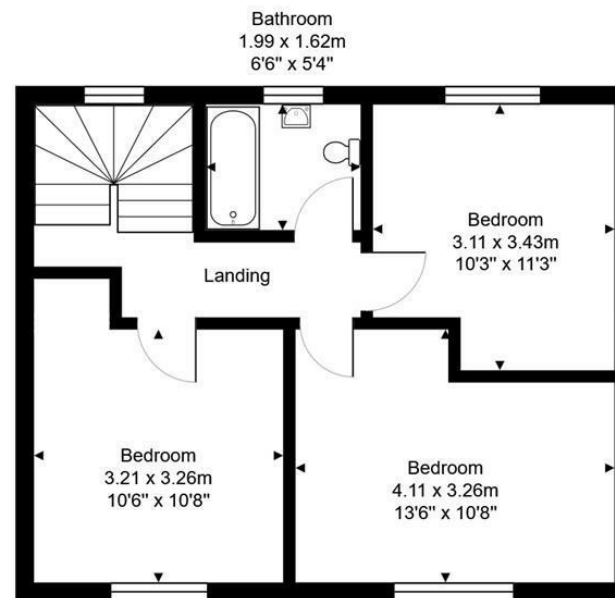
Total Area: 95.5 m<sup>2</sup> ... 1028 ft<sup>2</sup>

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All measurements are approximate and for display purposes only



Ground Floor



1st Floor

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



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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.