

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



Emson, Crossgates, KY4 8DQ
Offers Over £285,000



Stunning semi detached bungalow renovated to the highest standrad and enjoying an attractive elevated location with open aspect to the front and woodland backdrop to the rear. Large entrance porch, Hall, Lounge (log burning stove), Stunning kitchen with open dining/family room, 3 Double bedrooms (master en-suite bathroom), Shower room. Double glazing. Gas central heating. Brand new carpets. Pristine decor. Good quality laminate flooring. Oak doors. Gardens to front and rear. Large garage. Large brand new tarmac drive with turning area. Parking for many cars. Outstanding property. Internal viewing a must!! EPC - D

LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network and easy access to the Park and Ride, therefore 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, Doctors Surgery and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

PROPERTY - SEMI DETACHED BUNGALOW

- Large entrance porch
- Hall
- Lounge(Log burning stove)
- Large kitchen with family/dining room extension
- Kitchen features top quality fittings including island
- 3 Double bedrooms (master en-suite shower room)
- Bathroom
- Quality finishings throughout
- Top Quality fixtures and fittings
- Double glazing
- Gas central heating
- Gardens to front and rear
- Large tarmac driveway with turning area
- Garage

This is a stunning, well proportioned semi detached bungalow which has recently undergone a full programme of renovation and upgrade that has been done to an outstanding standard. The property offers superb family accommodation - internal viewing is a must!!

ACCOMMODATION

Entrance porch

This is a lovely entrance to this property.

Hall

The hall has Oak doors leading to all the rooms. Storage cupboard. Access to large attic area. Attractive laminate flooring.

Lounge 5.50 m x 4.20 m / 18'1" x 13'9"

A lovely, well proportioned lounge featuring a log burning stove. Twin aspect to front and side.

Kitchen with dining/family room 8.10 m x 4.10 m / 26'7" x 13'5"

This truly is a stunning kitchen which has been superbly extended, which offers a superb open plan living space for a family to enjoy cooking, relaxing and entertaining together. Top quality fixtures and fittings including an island. Door to side. French doors to rear.

Master Bedroom 3.60 m x 3.10 m / 11'10" x 10'2"

Well proportioned room. Door to en-suite. Double built in wardrobe. Front.

En-suite Bathroom 2.90 m x 1.40 m / 9'6" x 4'7"

Fitted with a brand new white suite incorporating a shower over the bath. Attractive tiling. Mid.

Bedroom 2 3.60 m x 3.10 m / 11'10" x 10'2"

Another good sized double bedroom with double built in wardrobe. Rear.

Bedroom 3 3.60 m x 3.20 m / 11'10" x 10'6"

Rear.

Shower Room 3.10 m x 1.60 m / 10'2" x 5'3"

Attractive wet floor shower room. Side.

Garden

The property has garden areas to the front and rear of the property.

GARAGE/DRIVEWAY

There is a larger than average garage accessed via a large brand new tarmac driveway way with a large turning area and offer parking for many cars.

HEATING

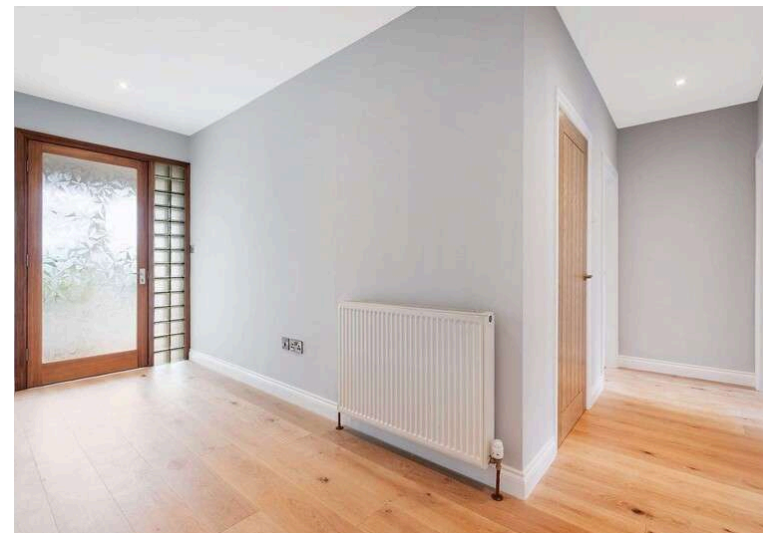
The property has new gas central heating.

GLAZING

The property has new double glazing

EXTRAS

All the fitted carpets and integrated kitchen appliances are included in the sale price.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

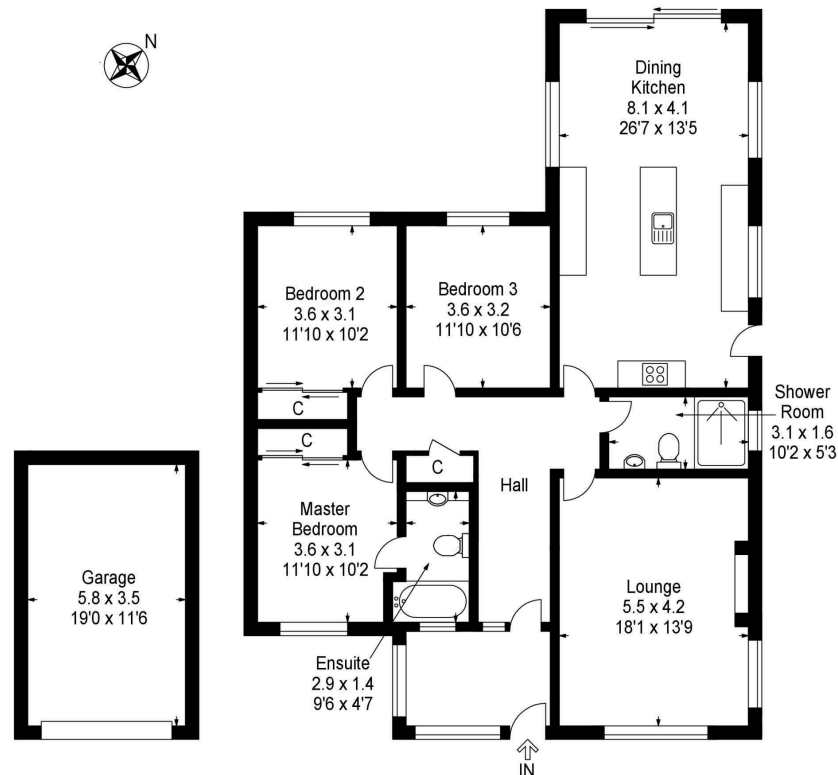
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

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)

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