



Malcolm Jack
& Matheson

35 CURLING KNOWE
CROSSGATES, KY4 8AX



OFFERS OVER
£245,000

IMMACULATE AND EXCEPTIONALLY SPACIOUS
DETACHED BUNGALOW IN HIGHLY SOUGHT-AFTER
QUIET ESTATE WITH ATTRACTIVE GARDEN, LARGE
DRIVEWAY AND SINGLE GARAGE

Vestibule

Lounge open plan to dining room

Breakfasting Kitchen

Utility room

Two double bedrooms. Master with en-suite shower
room.

Modern Bathroom

Spacious Front and Rear Gardens

Driveway for 2 + Cars

Single garage

GCH & DG

EPC Rating C



SITUATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network 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 and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

PROPERTY

35 Curling Knowe is a highly desirable, immaculate, and exceptionally spacious modern two bed detached bungalow set within a highly sought-after residential estate in Crossgates.

The property is well situated for quick and easy access to the motorway, ideal for a commuter.

The property has been well maintained by the owners providing immaculate move in condition throughout. The accommodation benefits from a large and spacious living space perfect for entertaining, excellent storage facilities including built in double wardrobes in both bedrooms and a single garage. The property also benefits from gas central heating and double glazing.

The property has attractive spacious gardens to the front and rear. There is a driveway, big enough for 2 + cars and a single garage with power and light.

ACCOMMODATION

VESTIBULE

Carpet. Door though to lounge.

LOUNGE OPEN PLAN TO DINING ROOM 8.99m x 5.77m (29' x 18'11" at widest)

Bright and spacious lounge with large window to front. Ample space for furniture. Fireplace housing electric feature fire. TV point. Radiator: Carpet. The lounge and dining area are open plan. Spacious dining space ideal for entertaining. French doors out to the garden. Radiator: Carpet.



BREAKFASTING KITCHEN 3.37m x 2.97m (11' x 9')

Modern fully fitted kitchen with matching wall and base units. Ample space for dining table and chairs. Ample worktop space. Window to rear overlooking the garden. Integrated sink and drainer, gas hob, double oven, and cooker hood. Radiator: Tiled flooring.

UTILITY ROOM 2.78m x 1.63m (9' x 5')

Fitted base unit with worktop. Window to side. Freestanding dishwasher and American style fridge/freezer. Plumbed for washing machine. Built in storage cupboard. Radiator: Tiled flooring. Door out to the rear garden.

INNER HALL 2.44m x 1.71m (8' x 5')

Built in cupboard housing combi boiler. Radiator: Hatch to attic. Carpet.

BEDROOM ONE 4.13m x 3.62m (13' x 11'10" including wardrobes)

Bright and spacious master bedroom with ample space for bedroom furniture. Double built-in mirrored wardrobes. Window to front. Radiator: Carpet.

ENSUITE SHOWER ROOM 3.07m x 1.20m (10' x 3'11")

Modern white three-piece suite comprising walk in shower cubicle with mixer shower, wash hand basin, and W.C. Opaque window to side. Chrome heated towel rail. Vinyl tiled effect flooring.

BEDROOM TWO 3.49m x 2.97m (11' x 9' excluding wardrobes)

Currently used as a home office. Built in double wardrobes. Window to rear: Radiator: Carpet.

BATHROOM 2.39m x 1.71m (7'10" x 5')

Partly tiled white modern four-piece suite comprising jacuzzi bath with shower attachment, wash hand basin with cupboard underneath and W.C. Opaque window to side. Chrome heated towel rail. Tiled flooring.

GARDENS AND GROUNDS

The property boasts a spacious fully enclosed rear garden ideal for entertaining in the summer months. There is an area of lawn, decking, a selection of fruit trees and an area ideal for growing your own vegetables as well as areas for garden furniture and entertaining in the summer months.

There is a good-sized garden at the front which is laid mainly with lawn. There is also access to a large driveway leading to a single garage.

EXTRAS

All fitted floor coverings and fixtures are included in the sale together with the integrated kitchen appliances. The free-standing dishwasher and American style fridge/freezer are included in the sale.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

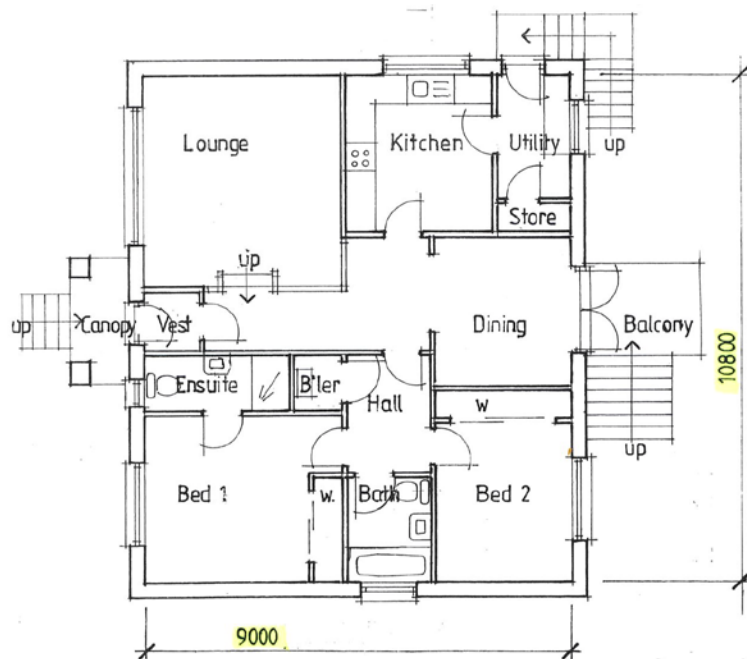
Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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



VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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