



Malcolm Jack
& Matheson

3 Springhill Brae, Crossgates
KY4 8BQ



**OFFERS OVER
£235,000**

A RARE OPPORTUNITY – THIS CHARMING THREE-BEDROOM DETACHED BUNGALOW BOASTS PRIVATE ENCLOSED GARDENS, A SPACIOUS DRIVEWAY, AND A SINGLE GARAGE, OFFERING BOTH COMFORT AND CONVENIENCE.

**HALL
LOUNGE
KITCHEN
UTILITY ROOM
DINING ROOM
3 BEDROOMS. MASTER BEDROOM
WITH EN-SUITE SHOWER ROOM
BATHROOM
FULLY ENCLOSED GARDEN
DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC D**



SITUATION

Crossgates is a small village in Fife, Scotland, located just east of Dunfermline. Once a mining community, it now offers a quiet residential setting with local amenities, a strong sense of community, and excellent transport links via the M90 and nearby rail stations.

PROPERTY

3 Springhill Brae presents a spacious and well-proportioned three-bedroom detached bungalow, situated on a quiet street in the village of Crossgates, just a short distance from Dunfermline. The property offers a rare blend of peaceful living with easy access to reputable schools, excellent commuter links, and the amenities of Dunfermline city centre.

The accommodation includes a welcoming entrance hall, a generous lounge, a kitchen, a utility room, a

dining room, three bedrooms, with the master bedroom benefiting from an en-suite shower room and a large family bathroom. While the home is in move-in condition, it offers excellent scope for modernisation. Additional benefits include storage, an attic, gas central heating and double glazing throughout.

Externally, the property features a gated driveway at the front, leading to a single garage and an adjoining workshop. The garden is fully enclosed offering a private outdoor space ideal for relaxing or entertaining. Further on-street parking is also available.

ACCOMMODATION

HALL 5.84M X 4.43M (19'2" X 14'6")

Double built in storage cupboard. Built in airing cupboard. Hatch to the attic. Two radiators. Carpet.

LOUNGE 4.49M X 4.19M (14'9" X 13'9")

Spacious lounge with bay window to the front. Fireplace housing a gas fire. Double doors through to the dining room.

KITCHEN 3.34M X 3.31M (11' X 10'10")

Fully fitted kitchen with integrated sink and drainer, gas hob, oven, and cooker hood. Radiator. Window overlooking the rear garden. Door through to the utility room.



UTILITY ROOM 2.74M X 1.66M (9' X 5'5")

Fitted wall and base units. Integrated sink and drainer. Window to the side. Door out to the rear garden. Freestanding washing machine and tumble dryer. Radiator.

DINING ROOM 3.48M X 2.74M (11'5" X 9')

The dining area is spacious and has a window to the side. Radiator. Carpet.

BEDROOM ONE 3.50M X 3.03M (11'6" X 9'11")

Double bedroom with window to the rear. Double built in wardrobe with mirrored windows. Radiator. Carpet.

ENSUITE SHOWER ROOM 3.31M X 0/98M (10'10" X 3'2")

Modern white three-piece suite comprising walk in shower unit with mixer shower, wash hand basin and WC. Opaque window to the rear. Wall mounted bathroom cabinet. Radiator. Shaver point. Carpet.

BEDROOM TWO 3.36M X 2.65M (11' X 8'8")

Double bedroom with window to the front. Radiator. Carpet.

BEDROOM THREE 3.36M X 3.09M (11' X 10'1")

Double bedroom with window to the front. Radiator. Carpet.

BATHROOM 3.31M X 1.60M (10'10" X 5'3")

White three-piece suite comprising bath, wash hand basin and WC. Opaque window to the rear. Radiator. Carpet.

GARDENS AND GROUNDS

The front garden includes a gated driveway, a lawn, and a variety of mature plants and shrubs, providing access to a single garage and an adjoining workshop. A garden shed is also located within the grounds.

To the rear, the property enjoys a fully enclosed garden with a patio area, ideal for outdoor dining or relaxation.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances and the free-standing washing machine and tumble dryer.

VIEWINGS

To view please contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

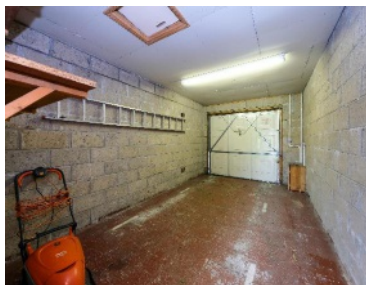
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property 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.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

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



Malcolm Jack & Matheson

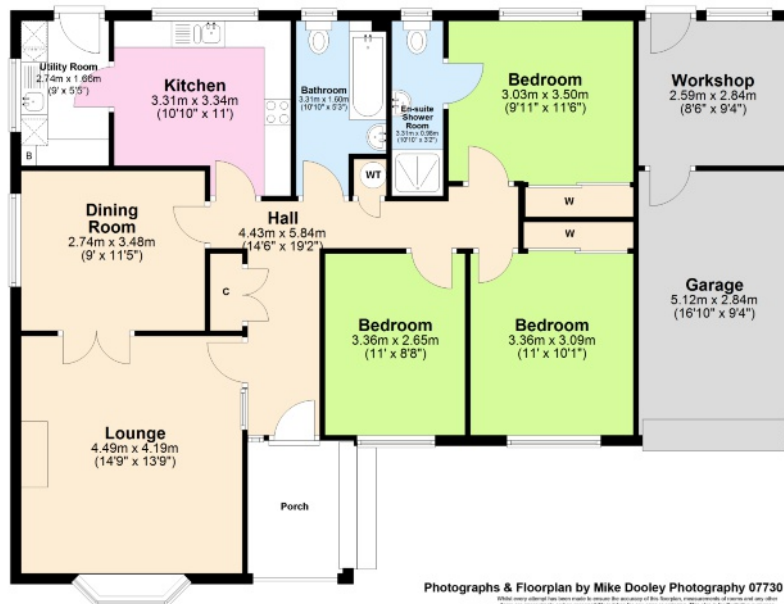
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espc rightmove  

Ground Floor

Approx. 130.0 sq. metres (1399.5 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Other rooms (bathrooms, showers, etc.) are shown for reference only. The dimensions of the rooms are approximate and should not be used for any purpose other than for general information. The plan is for illustrative purposes only and should be used as a guide by any prospective purchaser.

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.