

66 Main Street

CROSSGATES, DUNFERMLINE, FIFE, KY4 8DA



*DELIGHTFUL UPPER VILLA IN A
POPULAR VILLAGE*



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A superb opportunity to acquire this lovely upper villa flat, close to all amenities, schools and town centre. The property is a credit to the present owners and is offered in move-in condition. Access is to the rear of the building via its own door and private stairwell. 66 Main street offers the traditional features of high ceilings with the modern-day comforts of gas central heating and double glazed windows.

On entering the property the hallway provides access to all apartments. The large bedroom, located to the front of the property double in size. The bright and spacious lounge is pleasantly located to the rear of the property, with a large window letting in an abundance of light. The kitchen features a range of modern floor and wall mounted units with windows overlooking the rear gardens.

The family bathroom is fully fitted with a white three-piece suite with shower over the bath. Generous storage can be found throughout the property, this completes the accommodation on offer.

Ample on-street parking is provided to the front of the property.

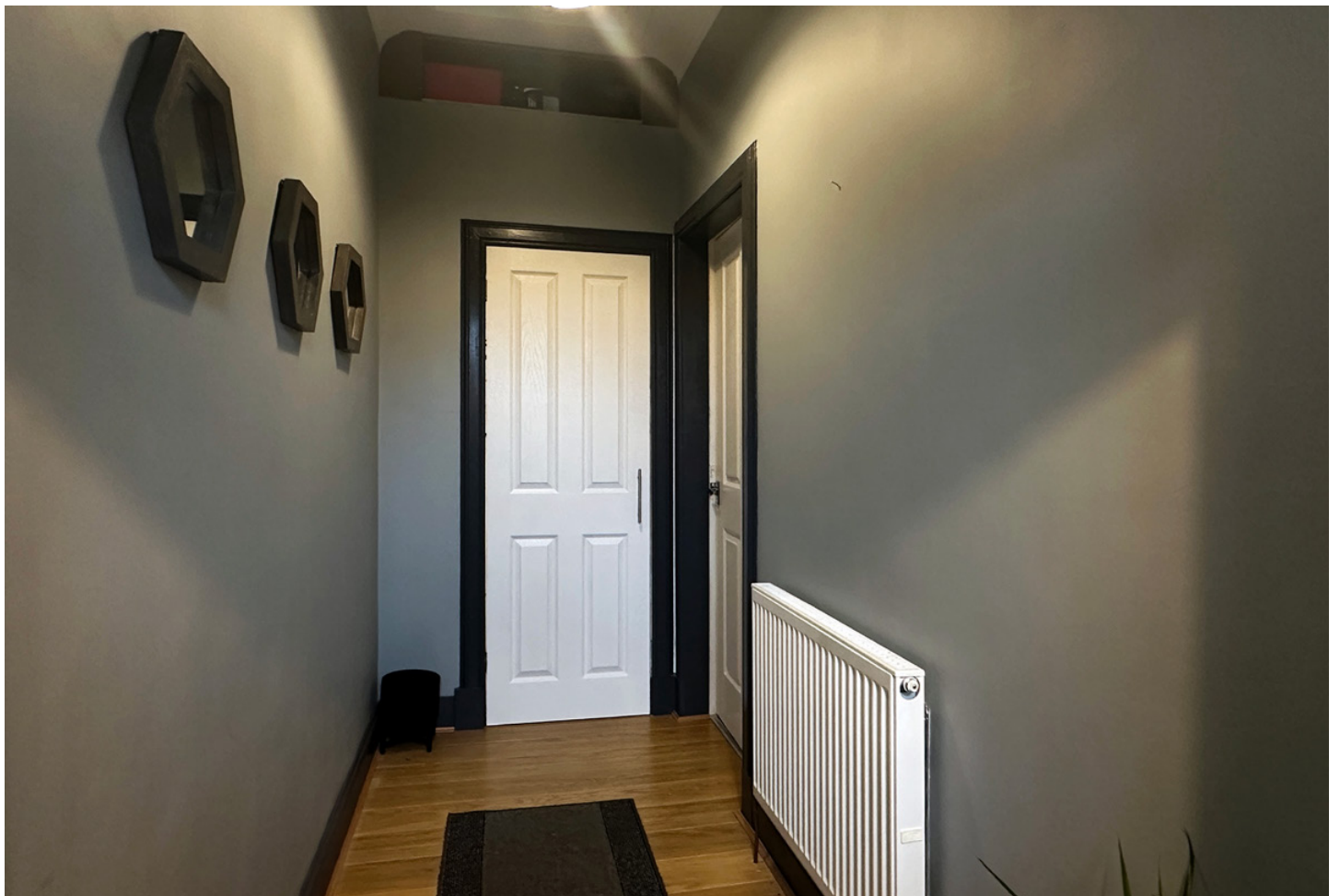


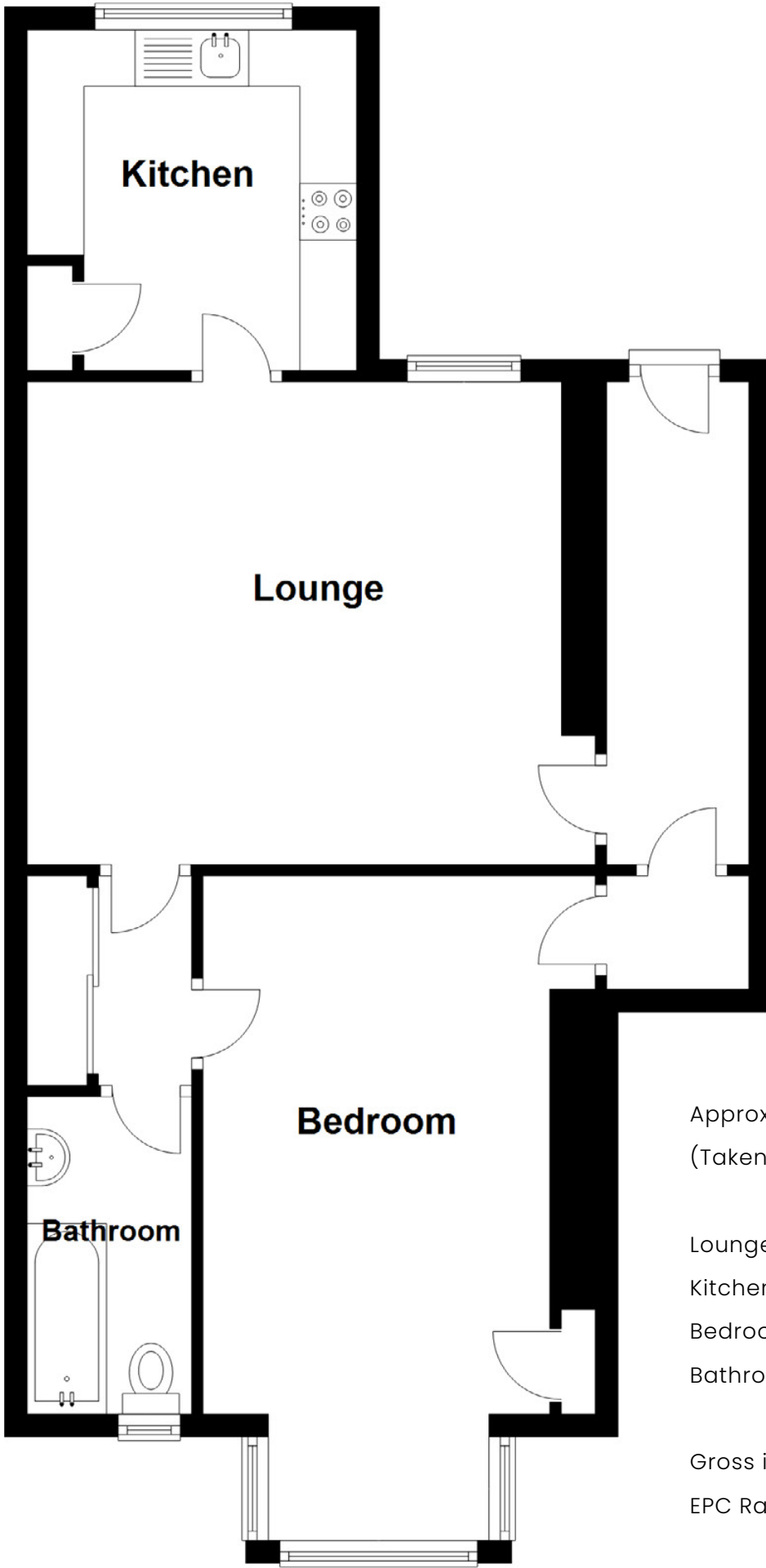




The Bedroom







Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.25m (13'11")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Bedroom	5.85m (19'2") x 3.05m (10')
Bathroom	2.80m (9'2") x 1.45m (4'9")

Gross internal floor area (m²): 64m²
EPC Rating: F

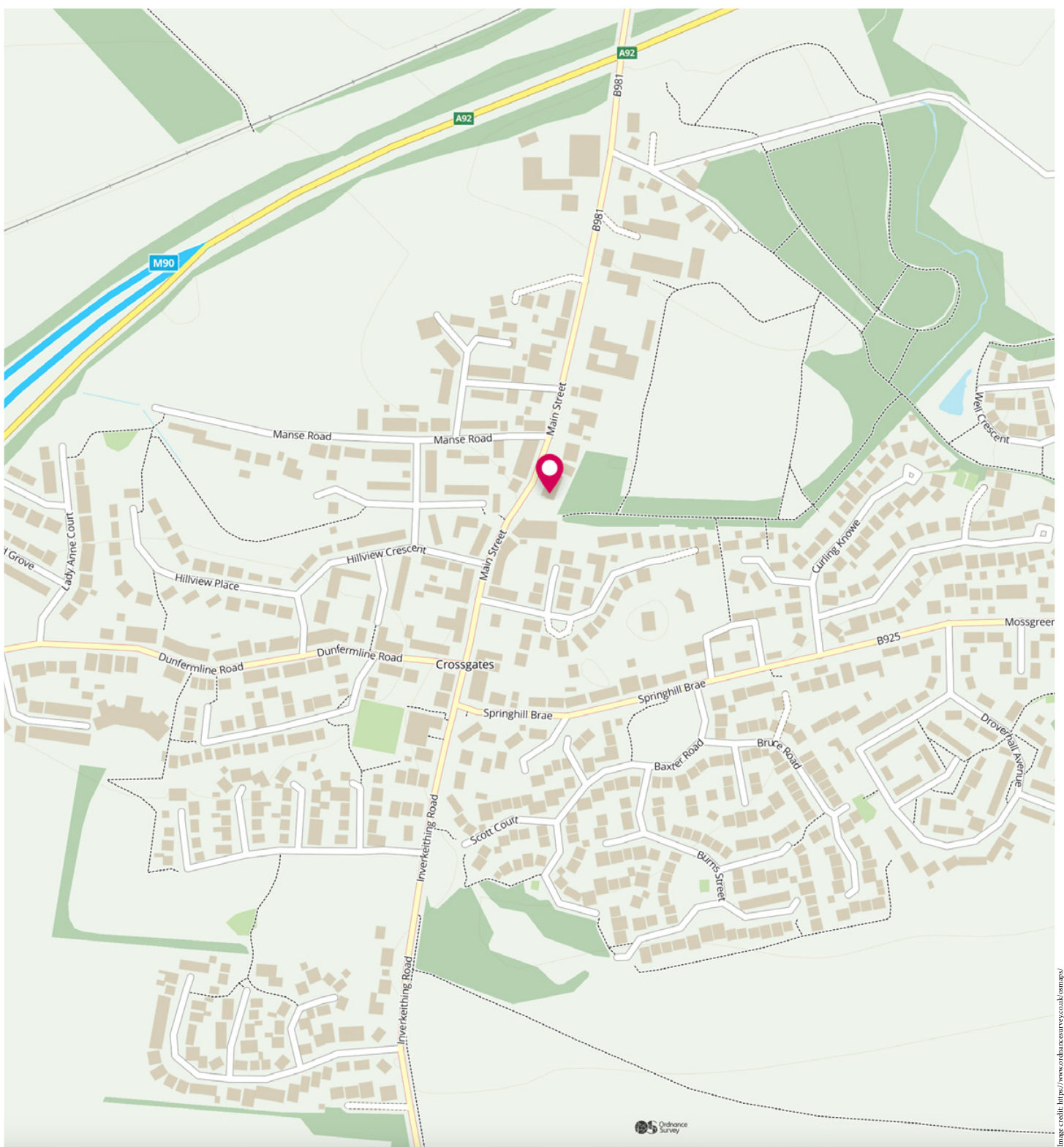




Crossgates is located close to the junction of the M90 and A92, about two miles east of Dunfermline and a similar distance south west of Cowdenbeath. The village name means 'crossroads', it is situated at the point where the main Dunfermline Kirkcaldy road crosses the old Great North Road from Inverkeithing to Perth.

Shopping for everyday requirements is within walking distance as is the local post office. The local Crossgates Primary School is within walking distance and secondary schooling is available in nearby Cowdenbeath. Dunfermline is a modern town offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets, superstores and the Fife Leisure Park offering a 10 screen cinema, health club, ten pin bowling club and an array of bars and restaurants.

The Location



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THE SUNDAY TIMES
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Text and description
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 Area Sales Manager



Professional photography
LEIGH ROLLO
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