ABBEY FORTH

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16 COBDEN COURT, CROSSGATES, COWDENBEATH

OFFERS OVER £350,000

SUPERB 4/5 DETACHED VILLA IN SOUGHT AFTER LOCATION.
Vestibule, Hall, Lounge/Dining Rm, Kitchen, Utility, WC, Bed 5/family room. Master Bedroom (ES), 3 more Double Bedrooms. Bathroom. Garage (gym). Parking. Front Garden. Terraced Rear Garden. DG/GCH. Storage. Quick access to M90. Council Tax Band F.

Abbey Forth presents an impressive executive four/five-bedroom detached villa, ideally situated in the sought-after village of Crossgates, Fife.

This well presented home offers a perfect blend of modern living and spacious comfort, making it ideal for families and professionals alike. Boasting generous accommodation throughout and well-maintained private gardens, the property enjoys a peaceful yet convenient location with excellent local amenities, schooling, local countryside within easy reach and transport links close by (M90/A92/Halbeath P&R).

Early viewing is highly recommended to fully appreciate this outstanding family home.

PROPERTY DESCRIPTION
The property opens to an entrance vestibule with inner door leading into welcoming hallway. Partially glazed double doors open to the spacious lounge/dining room with dual aspect. This generously proportioned reception room provides ample space for lounge and dining furniture. Also with front aspect is the ground floor fifth bedroom which could also be used as a family room or dining room or indeed a home office and gives excellent flexibility to the accommodation. There is a downstairs WC at the far end of the hall. The well-appointed kitchen can accommodate everyday dining and has space for free-standing fridge-freezer as well as integrated oven/gas hob and dishwasher. Door leads onto Utility Room and further door to rear garden.

On the upper landing there are four good-sized double bedrooms. All bedrooms provide fitted wardrobe storage, and the master bedroom boasts an en-suite shower room. The family bathroom with mains shower over bath, completes the accommodation.

The property further benefits from double glazing and gas central heating throughout.

Externally, to the front of the property there is a driveway leading to garage, which is used as a home gym whilst also offering additional storage options. The front garden has large gravel bed as well as lawn and mature bushes/trees. The rear garden boasts a variety of seating areas. There is a raised decked patio on the upper terrace, nestled among the tree-lined top of the garden. There is a large, decked patio and paved patio on the lower level. The garden also provides a bin store and shed. This is an ideal outdoor relaxation and entertaining space.

KEY INFORMATION
Executive Detached Villa.
4/5 Bedrooms (4 bedrooms with storage)
2 Reception Rooms / Optional Bedroom 5
2 Bathrooms (including Ensuite)
Excellent Storage Throughout
Double Glazing
Gas Central Heating
Mature Private Gardens with raised Patio.
Garage (Home Gym)
Driveway Parking – 2 cars.
Walking distance to The Taft, Crossgates Community Woodland.
Council Tax Band: F
Home Report Valuation: £365,000

LOCATION
Nestled within a well-established residential development in the village of Crossgates, conveniently located next to M90, A92, Halbeath Interchange and Halbeath Park & Ride. Crossgates boasts good local amenities including a general store, primary school, medical practice and a selection of shops. For a greater selection of amenities, there is quick easy access to Dunfermline. The property lies within a short walk to the The Taft, a 15-hectare community woodland which boasts lovely walks on the doorstep. The City of Dunfermline provides all the facilities you would expect, including the Kingsgate Shopping Centre (including an M&S), Two Theatres - Alhambra and Carnegie Hall, beautiful parks including Pittencrieff Park. For additional cultural pursuits there is also the beautiful Dunfermline Abbey, Carnegie Museum, Dunfermline Library and Fire Station Creative gallery. For everyday shopping there is a broad selection of supermarkets and superstores and Fife Leisure Park with cinema, health club, ten pin bowling club and an array of bars and restaurants. There are additional leisure pursuits at Carnegie Leisure Centre and an abundance of local golf courses in the Dunfermline and West Fife area. Schooling of good repute is available from primary education to secondary education with good local primary and high schools in the vicinity. There are a number of independent schools throughout Edinburgh, as well as Dollar Academy - all within easy reach, and bus/train services connect to and from Dunfermline to Edinburgh/Glasgow and throughout the central belt.

POINTS OF INTEREST/TRAVEL TIMES.
Crossgates Primary & Nursery – 2 mins by car, 8 mins walk.
M90 – less than 5 mins by car
Inverkeithing Main-Line Train Station – 8 mins by car.
Halbeath P&R – less than 5 mins by car.
Edinburgh Airport – 25 mins by car.
Edinburgh City Centre – 35 mins by car (depending on travel time)

VIEWING
Strictly by appointment. Please contact Abbey Forth Property – Sales Team to arrange a viewing.

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.

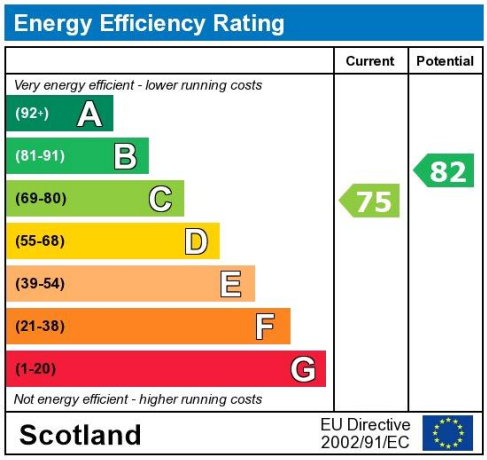


4 BED DETACHED VILLA

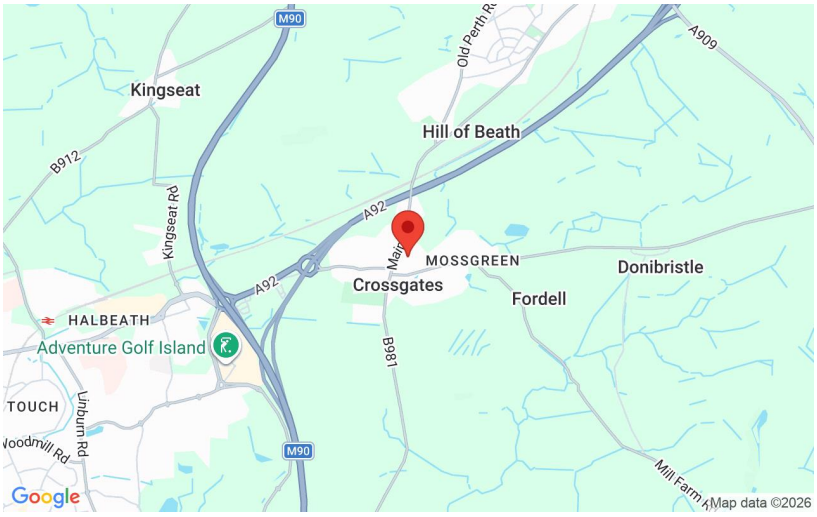
TOTAL FLOOR AREA : 1486 sq.ft. (138.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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NEW YORK CITY







