



**Stevenson Marshall**  
Property & Law

50 Blackhill Brae  
Crossgates, KY4 8FH

Offers over £340,000

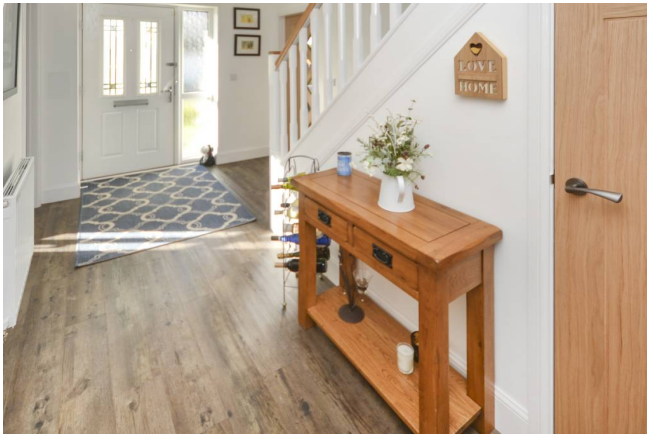
## 50 Blackhill Brae, Crossgates

Immaculate throughout, a bright and spacious modern detached villa in quiet location, close to excellent local amenities.

There is a flexible internal layout which includes a reception hallway, bay windowed lounge, luxury open plan dining kitchen/family area, utility room, WC/cloaks, study/bedroom 5, upper landing, four double bedrooms, two en-suites and family bathroom.

Gas central heating and double glazed windows are installed, with fresh décor throughout, feature double doors, quality flooring and high specification fixtures and fittings.





## Room sizes and accommodation

Entrance hallway

Lounge

5.42m x 3.61m (17'10 x 11'10)

Dining/family area

5.69m x 2.92m (18'8 x 9'7)

Kitchen

3.76m x 2.92m (12'4 x 9'7)

Utility room

1.97m x 1.85m (6'6 x 6'1)

WC/cloaks

1.19m x 1.97m (6'6 x 3'11)

Study/Bedroom 5

3.15 x 2.4m (10'4 x 7'11)

Upper landing

Bedroom 1

4.45m x 3.61m (14'8 x 11'10)

En-suite

1.96m x 1.17m (6'5 x 5'8)

Bedroom 2

2.99m x 2.98m (9'10 x 9'9)

En suite

1.96m x 1.17m (6'5 x 5'8)

Bedroom 3

3.40m x 3.34m (11'2 x 11'10)

Bedroom 4

3.27m x 3.22m (10'9 x 10'7)



## 50 Blackhill Brae, Crossgates

The property benefits from neat garden grounds to front and rear which are mainly laid to lawn with generous patio area and drying facilities provided. A double garage and driveway to side offer ample off street parking for several vehicles.

Blackhill Brae forms part of a small development on the outskirts of Crossgates. Crossgates is conveniently situated for easy access to the M90 Motorway for travel both north and south. The village boasts excellent local amenities, including a post office, doctors surgery, pharmacy, regular bus service and retail parks close by. Dunfermline City Centre and a choice of four railway stations are within a short drive.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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