



**Stevenson Marshall**  
Property & Law

92 South Knowe  
Crossgates, KY4 8AW

Offers in the region of £172,000

## *92 South Knowe, Crossgates*

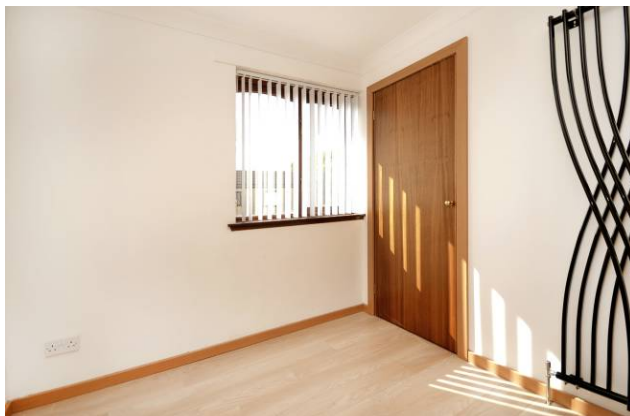
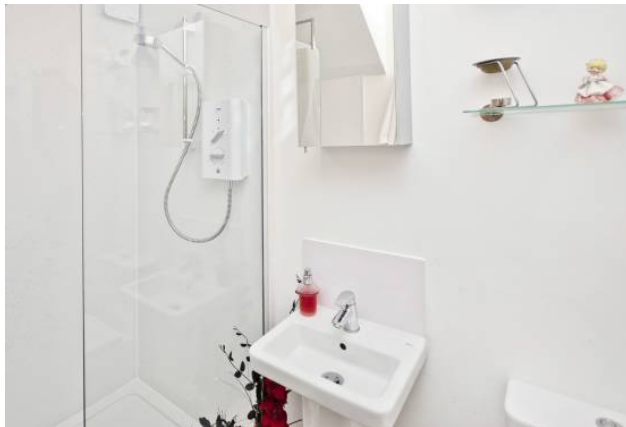
Quietly situated, a bright and spacious detached villa with neat garden ground and pleasant open aspect to rear.

There is a good internal layout which includes a reception hallway, lounge, dining area, kitchen, WC/shower room, upper landing, three bedrooms and luxury shower room.

Gas central heating and double glazed windows are installed with excellent storage and quality fixtures and fittings throughout.







## Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge 4.61m x 3.24m (15'2 x 10'8)

Dining area 2.80m x 2.45m (9'3 x 8'0)

Kitchen 2.88m x 2.38m (9'6 x 7'10)

WC/shower rm 4.22m x 1.30m (13'10 x 4'3)

Upper landing

Bedroom 1 2.51m x 2.33m (8'8 x 7'8)

Bedroom 2 3.32m x 2.36m (10'11 x 7'9)

Bedroom 3 3.46m x 2.38m (11'4 x 7'10)

Shower room 2.52m x 2.29m (8'4 X 7'6)

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 650000

## 92 South Knowe, Crossgates

The generous garden ground is mainly chipped for ease of maintenance, with patio area, drying facilities and decking to rear. A driveway and garage to front offer ample off street parking for several vehicles.

South Knowe forms part of a small development on the outskirts of Crossgates, conveniently situated for the Park and Ride service and easy access to the M90 Motorway for travel both north and south. The village boasts excellent local amenities, a regular bus service and retail park. Dunfermline City Centre and a choice of 4 Railway Stations are approximately three miles away.



## 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 or 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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