

# 35

35 Cobden Court  
Crossgates  
KY4 8AU

maloco + associates are delighted to present to the market this immaculate, beautifully presented detached bungalow situated within a sought after residential setting. The property is situated at the head of a cul-de-sac setting ensuring a child friendly and safe environment.

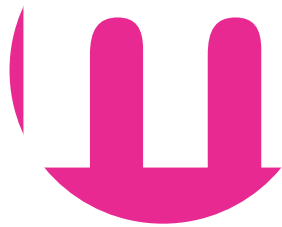
The property is presented to the market in immaculate order throughout and features fresh décor with pleasant taste and is entered via a welcoming reception hall connecting to all apartments within. The lounge is pleasantly situated to the front of the property with a front facing bay window and there is open access to a dining area to the rear. The modern fitted kitchen is quietly situated to the rear of the property with French doors leading directly to the rear garden and is fitted with an abundance of modern units complete with a stainless steel oven, extractor hood and hob. There is ample room for a dining table and chairs.

OFFERS OVER: £220,000

maloco +  
associates

*a winning team*

solicitors + estate agents



## GENERAL DESCRIPTION

From the kitchen access can be gained to the utility room to the rear which features base units and is plumbed for a washing machine and space for a tumble dryer. From the utility room there is a door leading to a further storage cupboard and a further door leads to the rear garden. There are four generous bedrooms with the master featuring a concealed en suite shower room. The stylish bathroom completes the accommodation on offer.

There is ample storage throughout this property along with a wealth of quality fixtures and fittings therefore early viewings are highly recommended to fully appreciate the standard of accommodation within.





**ACCOMMODATION**

<b>LOUNGE</b>	18'8" X 14'4"
<b>DINING AREA</b>	9'9" X 9'6"
<b>KITCHEN</b>	11'9" X 11'5"
<b>UTILITY ROOM</b>	6'9" X 5'8"
<b>BEDROOM ONE</b>	12'9" X 10'6"
<b>BEDROOM TWO</b>	10'6" X 7'8"
<b>BEDROOM THREE</b>	13'0" X 10'6"
<b>BEDROOM FOUR</b>	8'6" X 9'5"
<b>BATHROOM</b>	7'8" X 5'9"

**EXTRAS TO BE INCLUDED IN THE SALE PRICE**

All carpets, floor coverings, light fittings, blinds, oven, hob and extractor hood.

**VENDOR**

Mr & Mrs Hunter

**VIEWING**

Strictly by appointment through maloco + associates, Telephone 01383 629720.

**LOCATION**

The property is situated within the popular village of Crossgates where there is local shopping for everyday requirements. For the commuter easy access can be gained to the A90/M90 motorway networks connecting to the north and via the Forth Road Bridge to Edinburgh and the west. Local bus services connect to local and national areas and there are frequent services into Dunfermline.

**TRAVEL DIRECTIONS**

Travelling from Dunfermline proceed into the village of Crossgates through the Main Street turning left at the traffic lights and first right into Cobden Court. Follow this road all the way around where number 35 is indicated by our 'For Sale' Board.

**OPENING HOURS**

Monday - Friday 9.00am - 5.00pm Saturday 9.30am - 12.30pm

**OFFERS**

Offers should be submitted in writing to:-

**maloco + associates**  
**Solicitors & Estate Agents**

6/8 Bonnar Street  
DUNFERMLINE  
KY12 7JR

Telephone (01383) 629720  
FAX (01383) 621333  
LP 32, Dunfermline



Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

**VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?**

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation.

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.



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