





LOCATION

COWDENBEATH, FIFE

Located close to the junction of the M90 and A92, a few miles east of Dunfermline and approximately 10 minute's walk from Cowdenbeath Train Station. Shopping for everyday requirements is locally available as is the local post office and doctors surgery.

The rest of Fife is on your doorstep with the coastal path stretching from Kincardine to Newburgh and the Lomond Hills act as a backdrop. With the opening of the new Forth Crossing, commuting is much easier for those who wish to live in the Kingdom of Fife and work in Edinburgh.

214 STENHOUSE STREET

COWDENBEATH, FIFE

An excellent opportunity has arisen to acquire this unique semi-detached house, well situated in the heart of Cowdenbeath. Viewing of this property is highly recommended. Internally the accommodation is in immaculate decorative order, briefly comprising: ground floor: entrance hallway, lounge with large window letting in an abundance of light and a modern and bright kitchen/dining with an integrated gas hob/electric oven with extractor fan and access to the rear garden through the rear door. The dining area has space for a table and four chairs for more formal dining.

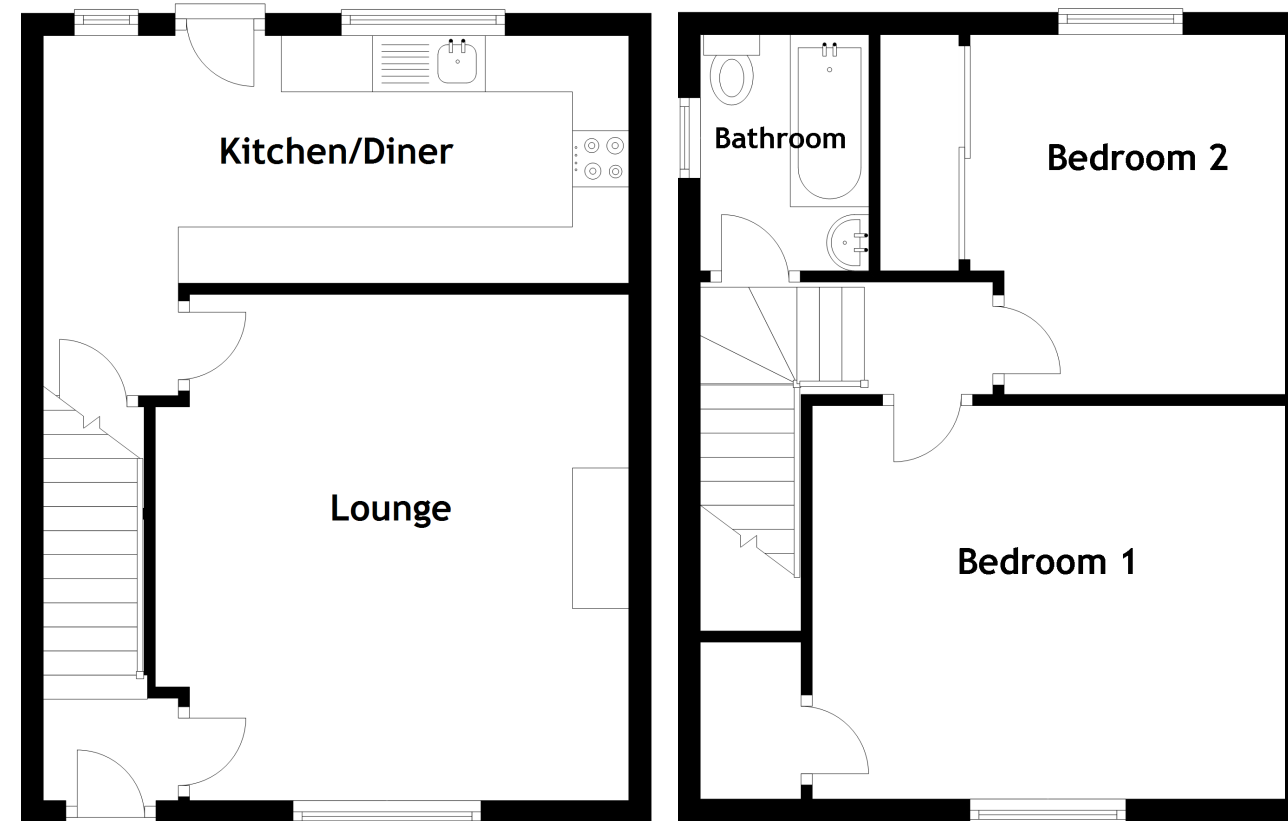
Upstairs there are two good size bedrooms which include the impressive master bedroom with storage, very attractive bathroom with a shower. There is ample storage throughout the upper floor. The property is set within good sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include, driveway and a large wooden shed. This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to two cars, as well as more than adequate unrestricted on-street parking to accommodate for visitors.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen/Diner	5.10m (16'9") x 3.20m (10'6")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")
Bedroom 2	3.20m (10'6") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 1.50m (4'11")

Gross internal floor area (m²): 72m²
EPC Rating: C

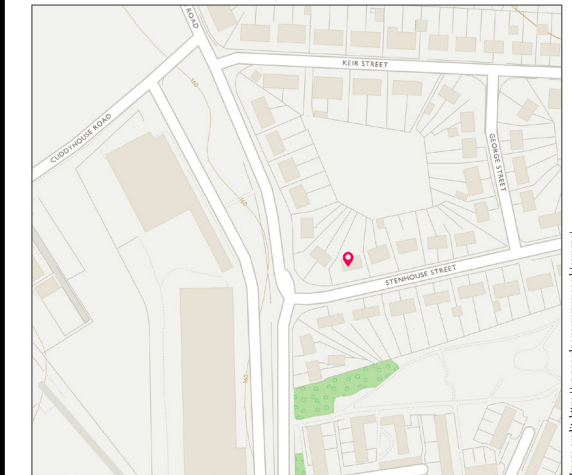


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