

# 181 Stenhouse Street

COWDENBEATH, FIFE, KY4 9DL



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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181 Stenhouse street is a charming, substantial and well presented traditional house offering spacious, comfortable family accommodation over two floors. The property offers flexibility throughout and currently boasts two large reception areas on the ground floor. The property is in need of some modernisation but it has so much potential.

The accommodation briefly comprises, on the ground floor a vestibule, entrance hall with a staircase leading to the upper level, a large lounge to the rear with a feature window flooding the room with light, a large double bedroom with a feature window, custom-built wardrobe and press cupboard. Also on the ground floor is a large modern kitchen leading to the rear garden grounds. The kitchen is well equipped and is fitted with a range of base and wall mounted units with a full range of free-standing appliances. A lovely shower room is also located on the ground level. The master bedroom is on this level with an en-suite shower room. The staircase leads to the first floor which has three further double bedrooms. The four-piece family bathroom which is fully tiled completes the accommodation internally.

Externally there are immaculate gardens, in particular, the rear gardens are secluded and offer a child and animal friendly environment. A large driveway is to the rear of the property leading to the single garage.

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# The Kitchen



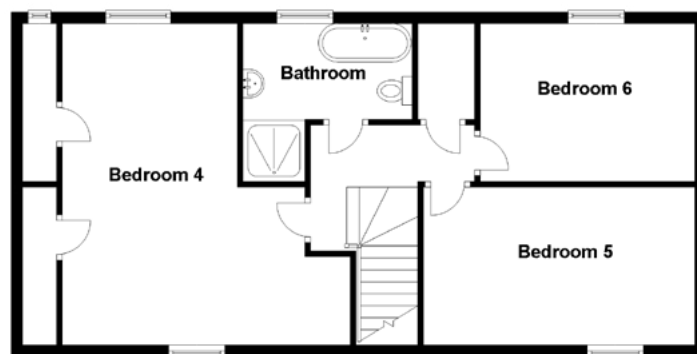
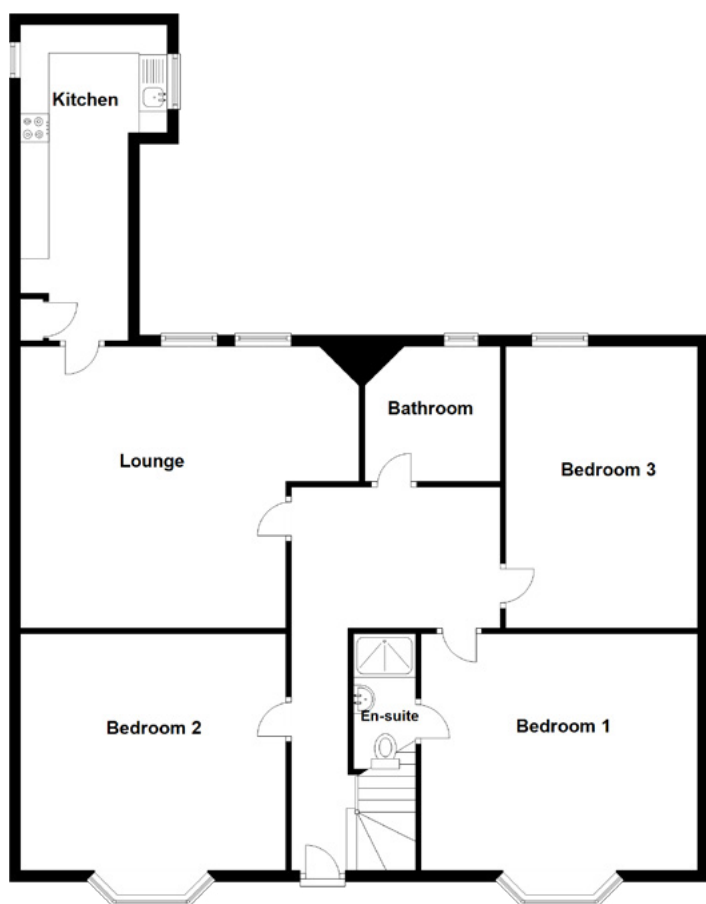




**Bedrooms & En-Suite**







Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 5.00m (16'5")
Kitchen	5.60m (18'4") x 2.60m (8'6")
Bedroom 1	4.90m (16'1") x 4.20m (13'9")
En-suite	2.40m (7'10") x 1.10m (3'7")
Bedroom 2	4.70m (15'5") x 4.20m (13'9")
Bedroom 3	4.90m (16'1") x 3.60m (11'10")
Bathroom	2.40m (7'10") x 2.40m (7'10")
Bedroom 4	5.70m (18'8") x 5.10m (16'9")
Bedroom 5	4.80m (15'9") x 2.80m (9'2")
Bedroom 6	3.80m (12'6") x 2.80m (9'2")
Bathroom	3.00m (9'10") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 172m<sup>2</sup>

EPC Rating: E

Buyer's Premium Value: £3500

Extras (Included in the sale): Floor coverings and light fittings.









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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.

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## The Location



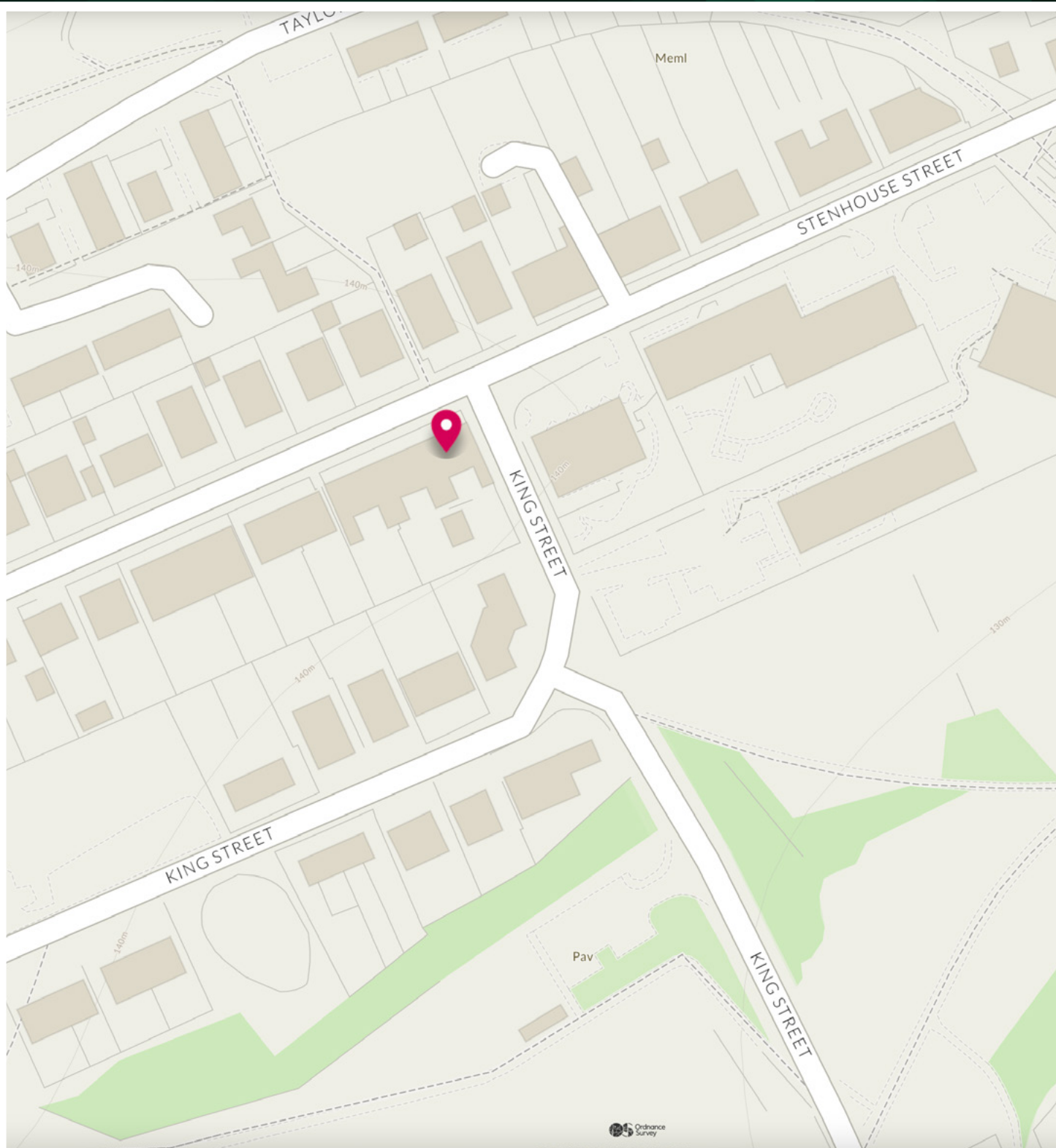


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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