

5 Birch Grove

COWDENBEATH, KY4 9EH



Warm and welcoming, this detached home has three bedrooms and an en-suite shower room



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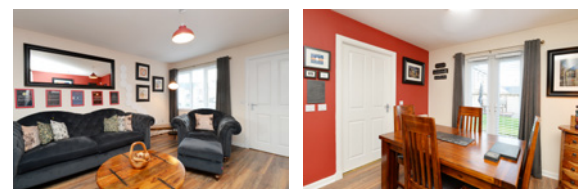


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Beautifully presented, this three-bedroom detached home will inspire and excite with a modern palette of colour and style.

THE LOUNGE



The spacious, open-plan, lounge and dining room offers a dual aspect ensuring a light-infused living space. The use of modern laminate flooring creates a luxurious feel and the French doors open to the garden. Bold interior décor colour choices are contemporary and stylish and create a welcoming home with character.

THE KITCHEN



The kitchen offers both floor and wall-level units with a hob and built-under oven, integrated fridge freezer and even a potential coffee station. A door from the kitchen leads to the utility room which has been created from the garage which has been divided by a stud wall to provide storage and utility space.





The upper floor has three good-sized bedrooms, an en-suite shower room, and a family bathroom. This home is ready to walk into and benefits from the remaining N.H.B.C warranty as well as a newly installed hydrogen ready gas boiler with British Gas home care.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

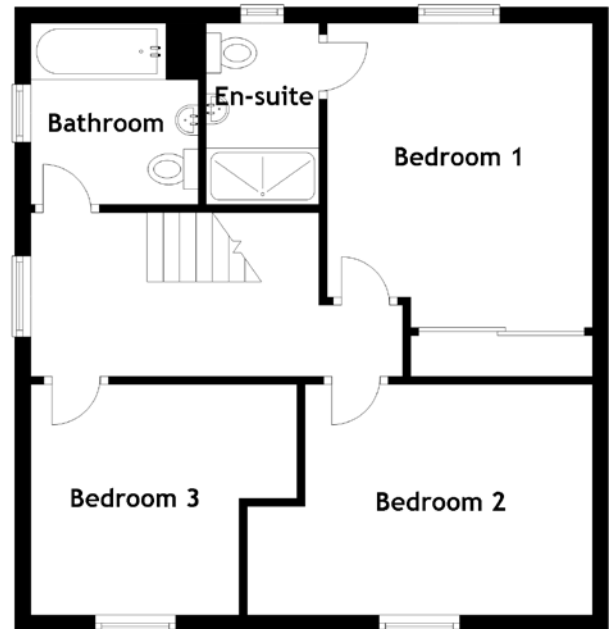
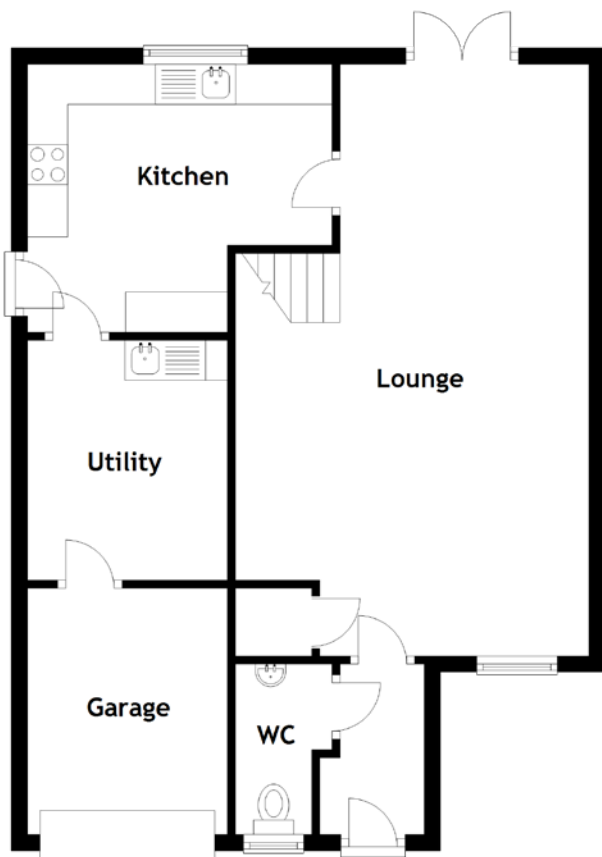


The gardens to the front and back have been landscaped to provide a deck, lawn and flower beds. Lovely home and in a great location.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP

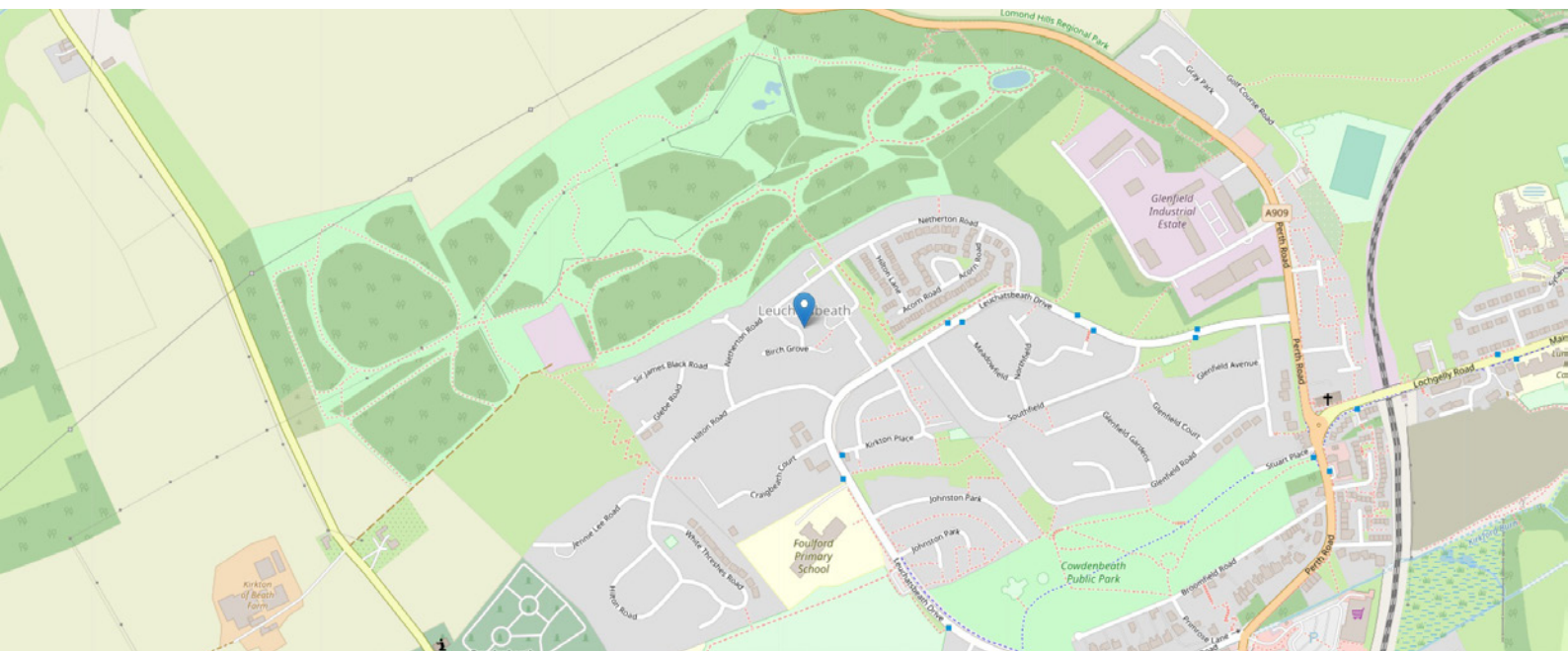


Approximate Dimensions
(Taken from the widest point)

Lounge	7.35m (24'1") x 4.39m (14'5")
Kitchen	3.79m (12'5") x 3.33m (10'11")
Utility	2.98m (9'9") x 2.48m (8'2")
WC	2.12m (6'11") x 1.20m (3'11")
Bathroom	2.27m (7'5") x 2.08m (6'10")

Bedroom 1	3.78m (12'5") x 3.40m (11'2")
En-suite	2.25m (7'5") x 1.40m (4'7")
Bedroom 2	4.29m (14'1") x 2.86m (9'5")
Bedroom 3	3.31m (10'10") x 2.86m (9'5")
Garage	3.06m (10') x 2.48m (8'2")

Gross internal floor area (m²): 97m²
EPC Rating: C



THE LOCATION



Cowdenbeath lies in south-western Fife, It is some 5 miles north-east of Dunfermline and 18 miles north of the capital, Edinburgh. Cowdenbeath has its own railway station situated just off the High Street, is on the Fife Circle Line with a half-hourly service to Edinburgh. The nearby Halbeath Park & Ride allows for onward travel to Edinburgh, Edinburgh Airport, and Glasgow. There are three primary schools in the town and Cowdenbeath is also served by one secondary school, Beath High School, where Ian Rankin, the author of the Inspector Rebus novels attended. Ian Rankin is just one of a number of notable people from the Town. The town offers a medical practice, library, and post office along with a good variety of shops. Cowdenbeath Leisure Centre is located next to Central Park in the centre of the town and has a swimming pool, gym, indoor sports facilities and three all-weather pitches for tennis or football. A small skatepark is situated outside the leisure centre. There are a number of playing fields situated around the town. The western perimeter of Cowdenbeath merges into the neighbouring village of Hill of Beath, and is bound by the natural landscape of the gentle slopes of the hill itself, and by Loch Fitty. The proximity of the M90 motorway to the south of Cowdenbeath, and to the east at a lesser extent also serves to define its lower boundary. The northern boundary of Cowdenbeath is characterised by a rural landscape, which merges into the Lochore Meadows Country Park, a very picturesque area that provides leisure and recreational outdoor amenities.




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