

# 140A Stenhouse Street

COWDENBEATH, KY4 9DH



*THREE BEDROOM BUNGALOW WITH  
A LARGE PATIO TERRACE*



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McEwan Fraser Legal is delighted to present this beautifully maintained and presented three-bedroom bungalow, a true gem that exudes comfort, style, and thoughtful design. The clever use of glazed internal doors infuses the house with an abundance of natural daylight, creating a warm and inviting atmosphere throughout.

Step inside, and you'll be captivated by the spacious lounge, a perfect retreat for relaxation and gatherings. The open-plan layout seamlessly connects the lounge to a charming dining area, offering a delightful space for family meals and entertaining.

The kitchen is a culinary haven, with enough room to accommodate a breakfast table - ideal for savouring morning delights while basking in the sunlight. A large utility area provides additional convenience for everyday chores, keeping everything organized and tidy.

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# Kitchen/utility





Sleep comes easy in any of the three bedrooms, two of which feature built-in wardrobes for effortless storage solutions. With ample space and thoughtful design, these bedrooms offer a soothing sanctuary for rest and rejuvenation.

The bathroom is a haven of indulgence, featuring a spa bath and a separate shower enclosure. A vanity unit adds a touch of luxury and practicality, elevating your daily routine with ease.





**Bedroom 2**





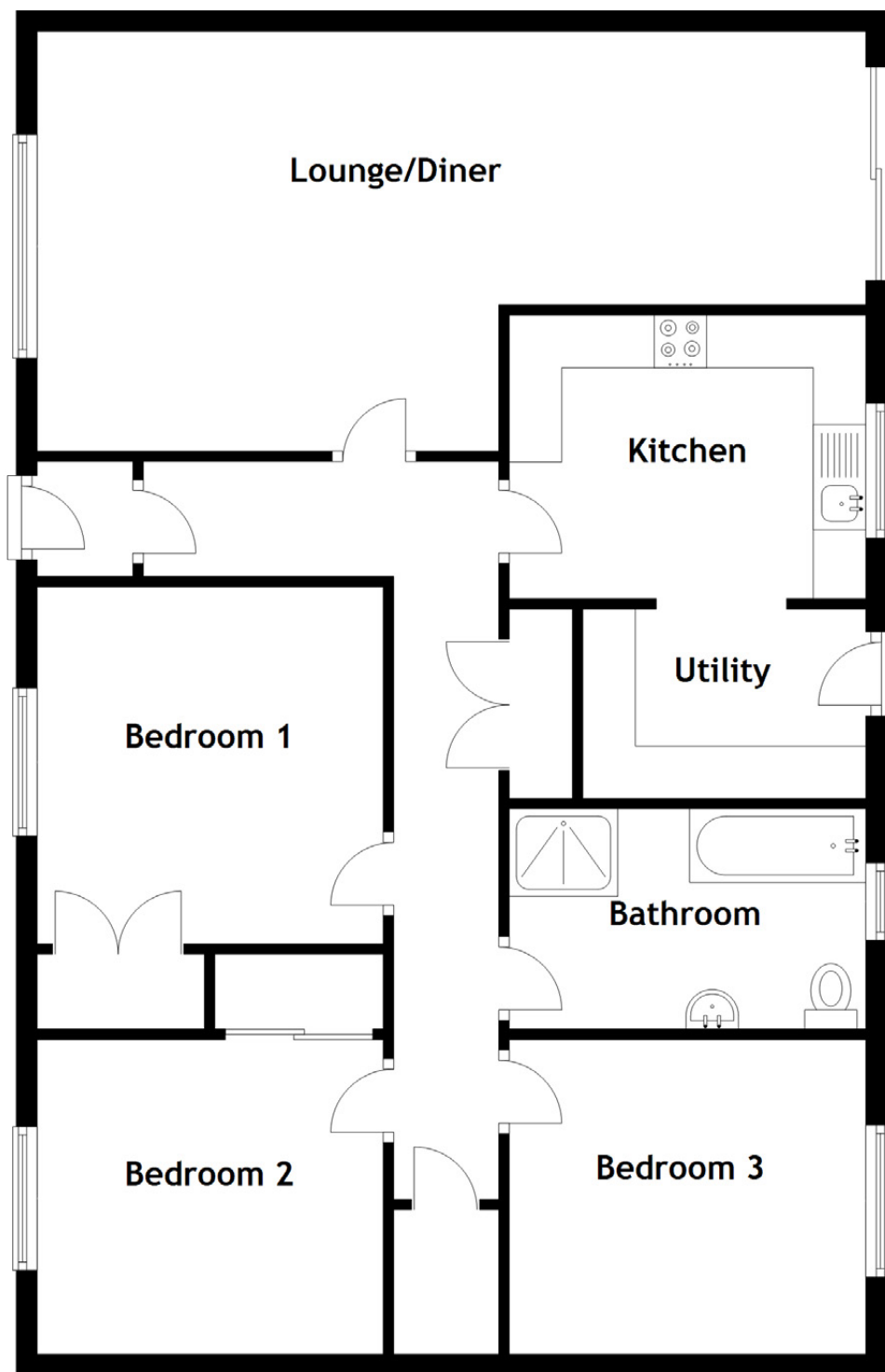


**Bedroom 3**









Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	7.90m (25'11") x 4.00m (13'1")	Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Kitchen	3.40m (11'2") x 2.70m (8'10")	Bathroom	3.40m (11'2") x 2.10m (6'11")
Utility	2.70m (8'10") x 1.80m (5'11")		
Bedroom 1	3.40m (11'2") x 3.30m (10'10")	Gross internal floor area (m <sup>2</sup> ): 100m <sup>2</sup>	
Bedroom 2	3.30m (10'10") x 3.00m (9'10")	EPC Rating: C	





Outside, this property offers an abundance of parking with a drive to the front and side of the house, leading to a garage – perfect for accommodating several vehicles with ease. The front garden, laid to lawn with mature shrub beds, adds to the property’s inviting curb appeal. Meanwhile, the back garden beckons you to unwind and embrace outdoor living with its large patio terrace, providing the perfect setting for al fresco dining and entertaining. Situated in a desirable location, this bungalow offers a harmonious balance of suburban tranquillity and convenient amenities. With nearby parks, schools, and easy access to transport links, this property is a dream find for families and professionals alike. Don’t miss the chance to make this beautifully presented three-bedroom bungalow your own. Contact us today to arrange a viewing and experience the allure of this delightful home in all its splendour.





## LOCHORE MEADOWS COUNTRY PARK

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Nestled in the charming region of south-western Fife, Cowdenbeath is a welcoming town with a convenient location that offers easy access to nearby Dunfermline and the capital city, Edinburgh, just 18 miles to the south. This town boasts its own railway station, connecting residents to the Fife Circle Line with frequent half-hourly services to Edinburgh. Additionally, the nearby Halbeath Park & Ride provides convenient onward travel options to Edinburgh, Edinburgh Airport, and Glasgow.

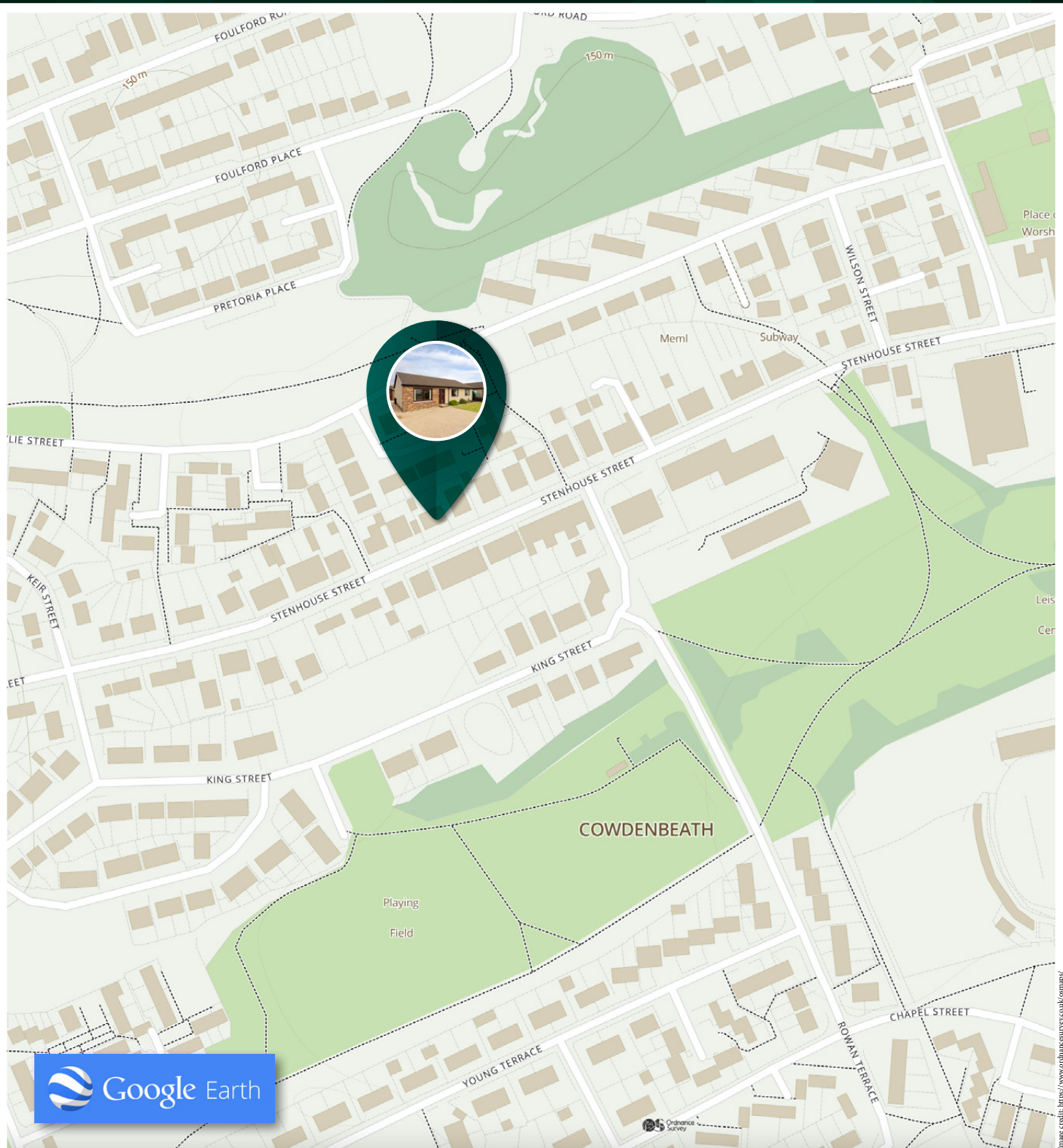
Cowdenbeath is well-served with three primary schools and the aforementioned secondary school. There is a range of amenities, including a medical practice, library, and post office, alongside a diverse selection of shops. For recreational pursuits, the Cowdenbeath Leisure Centre, located centrally next to Central Park, offers a swimming pool, gym, indoor sports facilities, and all-weather pitches for tennis or football. A small skatepark situated nearby adds to the town's appeal for outdoor enthusiasts.

Towards the northern boundary, a rural landscape unfolds, blending seamlessly with the picturesque Lochore Meadows Country Park. This expansive parkland offers a serene and scenic escape for leisure and recreational activities, complementing Cowdenbeath's allure as a peaceful yet vibrant town.

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## The Location





# McEwan Fraser Legal

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