



**McEwan Fraser Legal**

Solicitors & Estate Agents

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40 Elm Park

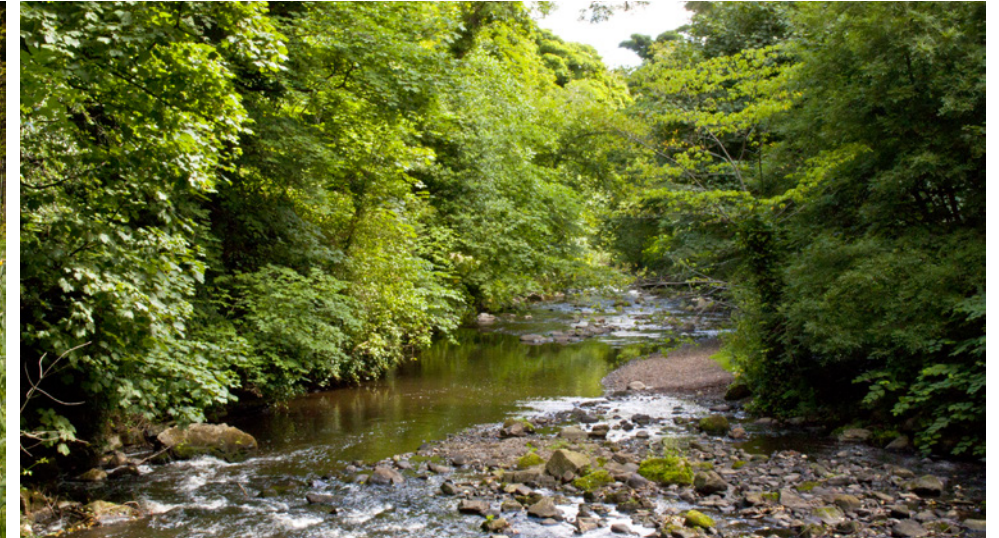
HILL OF BEATH, COWDENBEATH, KY4 8FA

The Location

HILL OF BEATH, COWDENBEATH, KY4 8FA

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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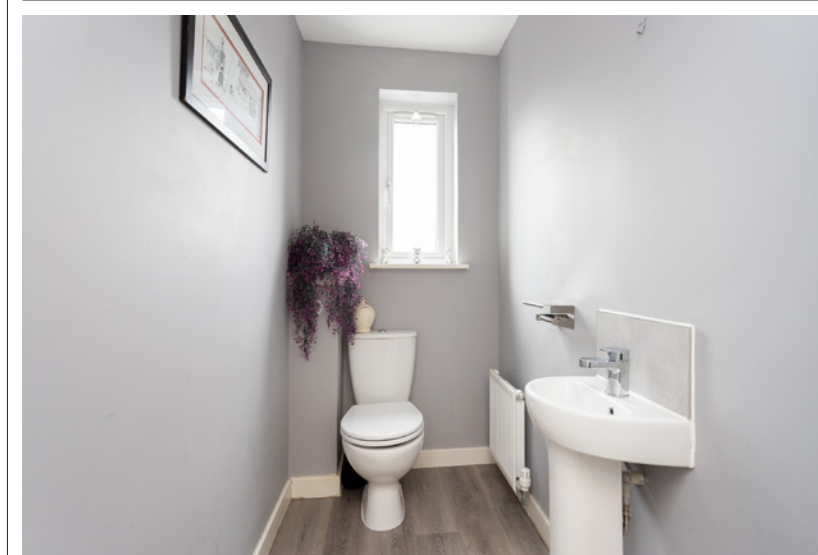
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This superb, recently constructed end terraced villa offers spacious accommodation and an enviable location. The front door opens to the vestibule. The lounge offers elegant proportions with a front-facing window providing an abundance of natural daylight. The décor is warm and inviting with laminate underfoot for comfort.

The dining kitchen is well appointed with ample units at both floor and wall level creating an elegant and sophisticated room for entertaining. Ample space for a dining table and chairs make this the heart of the home and glazed, French doors make it easy to extend the living space into the garden. The guest cloakroom and a utility area complete the accommodation on this level.

A luxuriously carpeted staircase rises to the first floor. Here we find three bedrooms and a family bathroom. The bathroom is beautifully appointed with a shower over the bath and a glazed screen. The hall, stairs and bedrooms have been carpeted to create a luxurious feel.

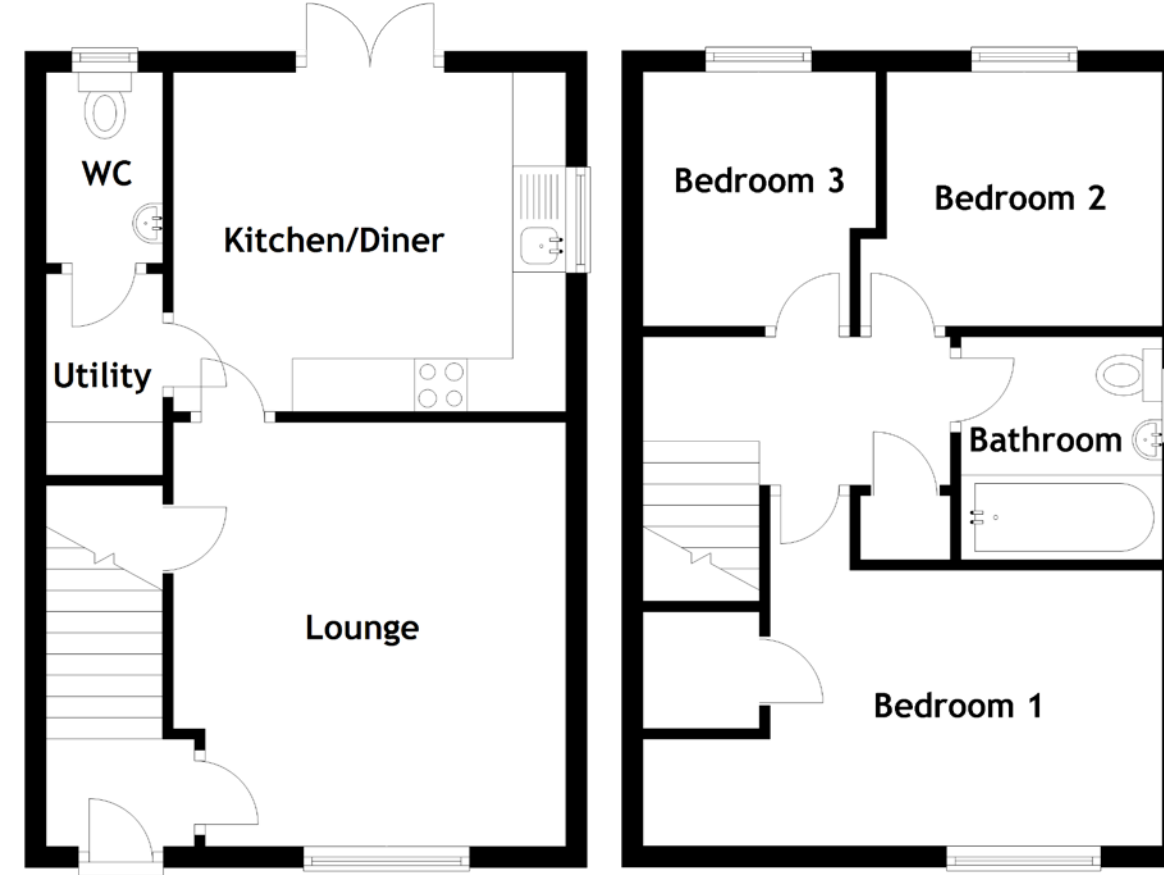
The enclosed back garden includes a patio area outside the French doors from the dining room and a bin store has been constructed to the side of the house. To the front is a play park. There is ample parking nearby.





Specifications & Details

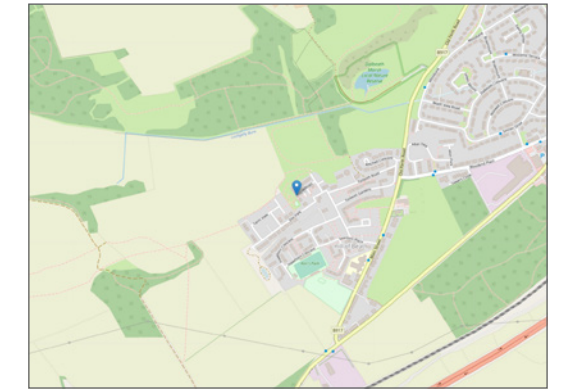
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.70m (12'2")
Kitchen/Diner	3.70m (12'2") x 3.20m (10'6")
Utility	1.90m (6'3") x 1.10m (3'7")
WC	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	4.90m (16'1") x 3.30m (10'10")
Bedroom 2	2.40m (7'10") x 2.00m (6'7")
Bedroom 3	2.40m (7'10") x 2.30m (7'7")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 98m²
EPC Rating: D





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Part
Exchange
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Text and description
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Surveyor



Professional photography
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