

# 4 Mossbank

COWDENBEATH, KY4 9RT



*Beautifully presented two-bedroom home with a spacious lounge and large dining kitchen*



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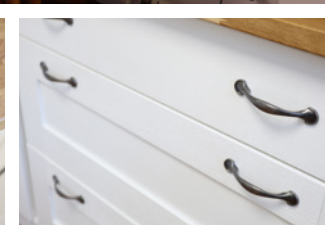
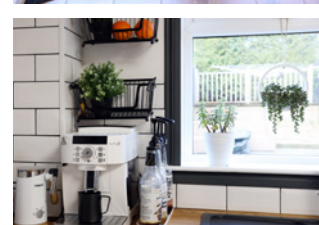
McEwan Fraser Legal is delighted to present this two-bedroom home in Cowdenbeath. The property is in true walk-in condition and a merit to the current owners.

# THE LOUNGE



Stylish decor and a modern kitchen and bathroom combine to create a home that is as comfortable as it looks. Spacious rooms and quality fittings will delight the discerning buyer.

# THE KITCHEN





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## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

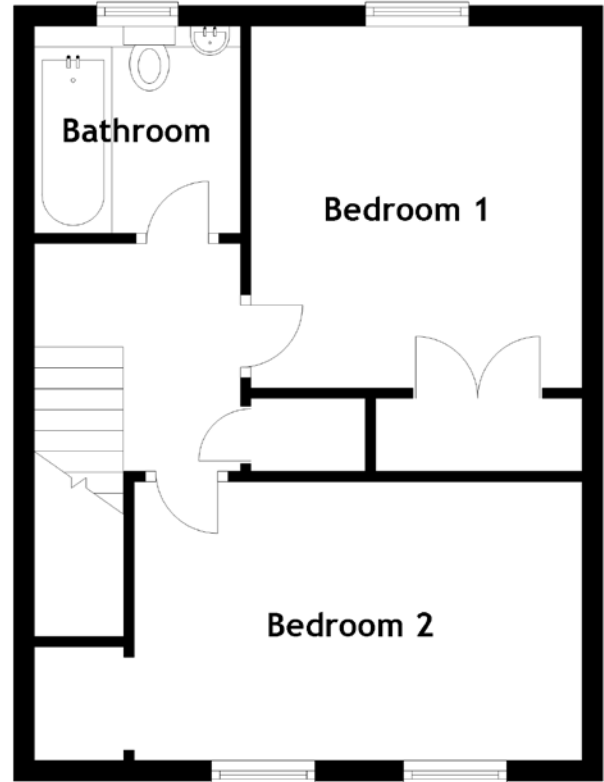
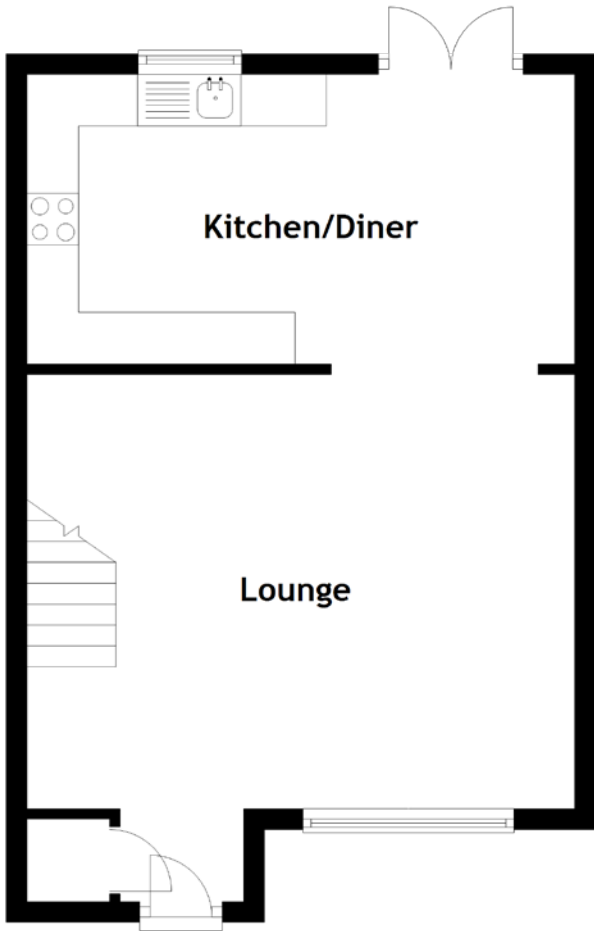


Externally there is a good-sized drive to the front capable of parking two cars and to the rear is a well-designed garden with space for relaxing and entertaining. Please, note, the EV charging port is not included in the sale.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

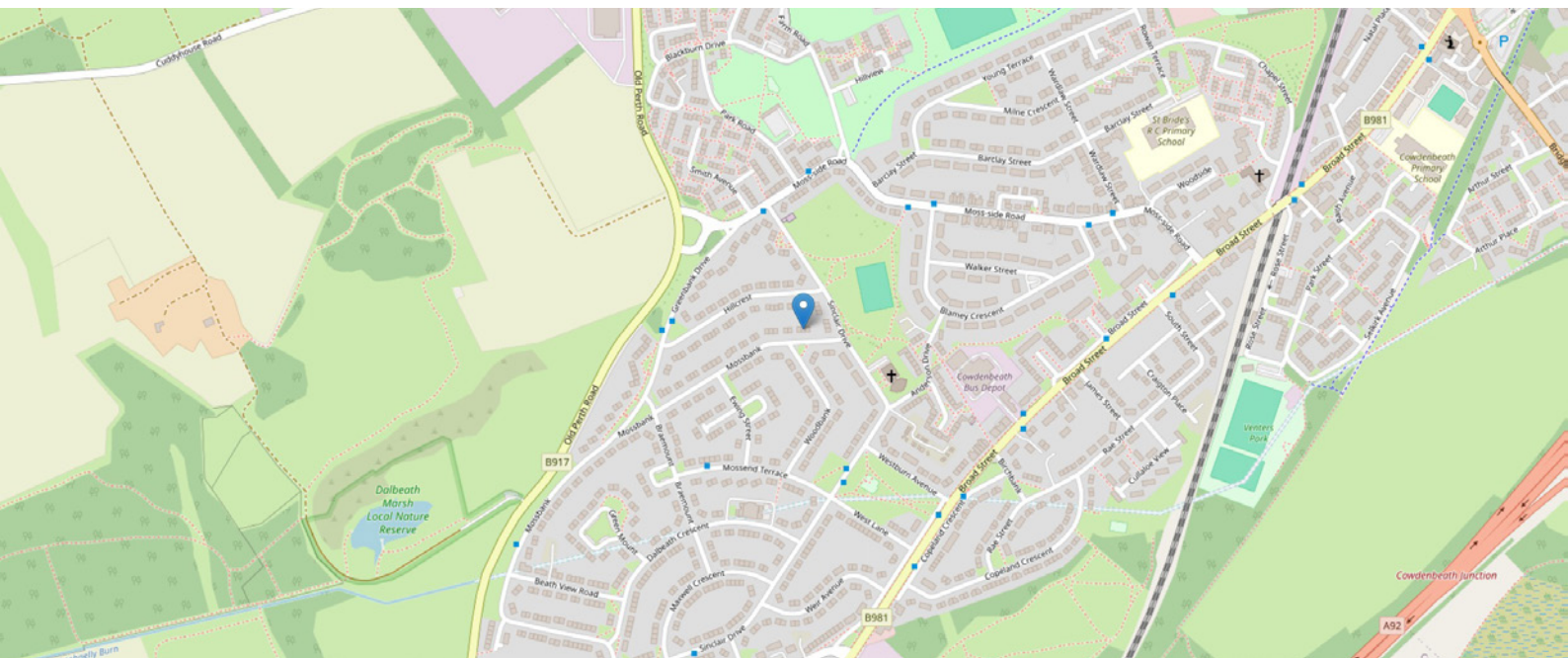


Approximate Dimensions (Taken from the widest point)

Lounge 5.30m (17'5") x 4.20m (13'9")  
 Kitchen/Diner 5.30m (17'5") x 2.80m (9'2")  
 Bathroom 2.00m (6'7") x 2.00m (6'7")

Bedroom 1 3.50m (11'6") x 3.20m (10'6")  
 Bedroom 2 4.30m (14'1") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION



Welcome to Cowdenbeath, a charming town nestled in the heart of Fife, Scotland. With a rich industrial heritage and a vibrant community spirit, Cowdenbeath offers a unique blend of history, culture, and natural beauty.

Step into the town center and you'll be greeted by quaint streets lined with traditional Scottish architecture, bustling shops, and welcoming cafes. Explore the historic landmarks such as St. Bride's Church, a striking example of Gothic Revival architecture, or take a leisurely stroll through the picturesque Cowdenbeath Public Park, a tranquil oasis in the midst of urban life.

For those with a passion for history, the Cowdenbeath Heritage Museum offers fascinating insights into the town's coal mining past, while the nearby Lochore Meadows Country Park provides ample opportunities for outdoor recreation, including walking, cycling, and fishing.

Cowdenbeath is also a hub for sports enthusiasts, with the renowned Central Park Stadium hosting thrilling football matches featuring Cowdenbeath FC, a local team with a proud tradition and dedicated fan base.

Whether you're drawn to its history, natural beauty, or vibrant community spirit, Cowdenbeath invites you to discover the warmth and charm of this hidden gem in the heart of Scotland.

  
**McEwan Fraser Legal**

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