

5 Wyre Hayes

MAIN STREET, HILL OF BEATH, COWDENBEATH, KY4 8DW



*LOVELY ONE BEDROOM
PROPERTY*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this one-bedroom villa in a popular location. The property is in walk-in condition. The cottage is in a prime location and would make a fantastic first-time purchase or buy-to-let investment.

Access is to the rear of the property leading into the vestibule. The kitchen is a good size with ample work surfaces and floor and wall units with views over the garden grounds. The lounge is of good proportion which can accommodate different furniture configurations with stairs leading to the upper level.

The upper level offers a white three-piece family bathroom with a walk-in shower. The master bedroom is double in size with a large wardrobe and lovely views across the countryside.

In addition to this, the property includes parking to the rear with a large garage and access to the rear gardens. Viewing is highly recommended to appreciate the accommodation on offer.





The Kitchen

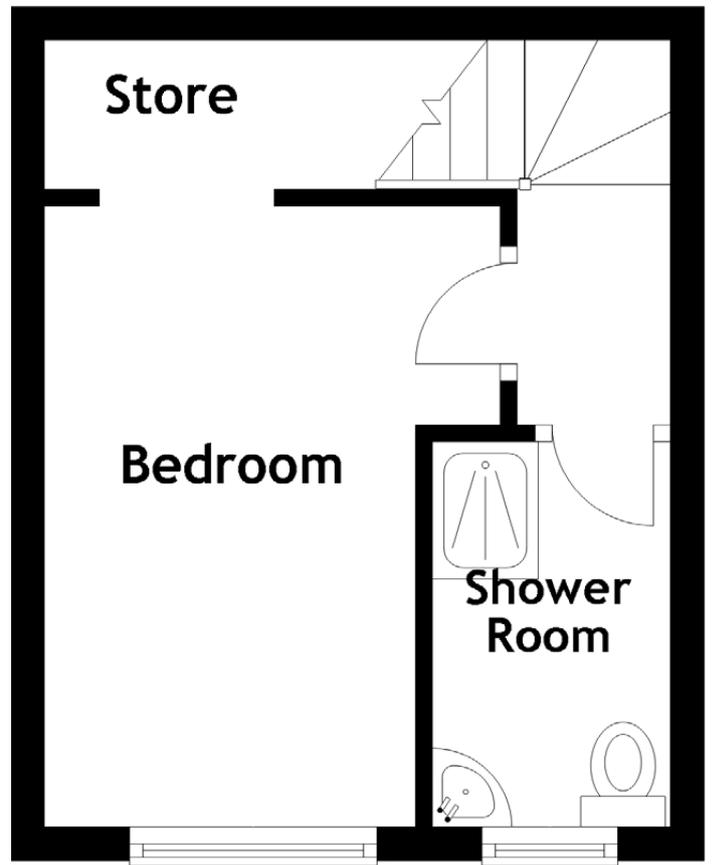
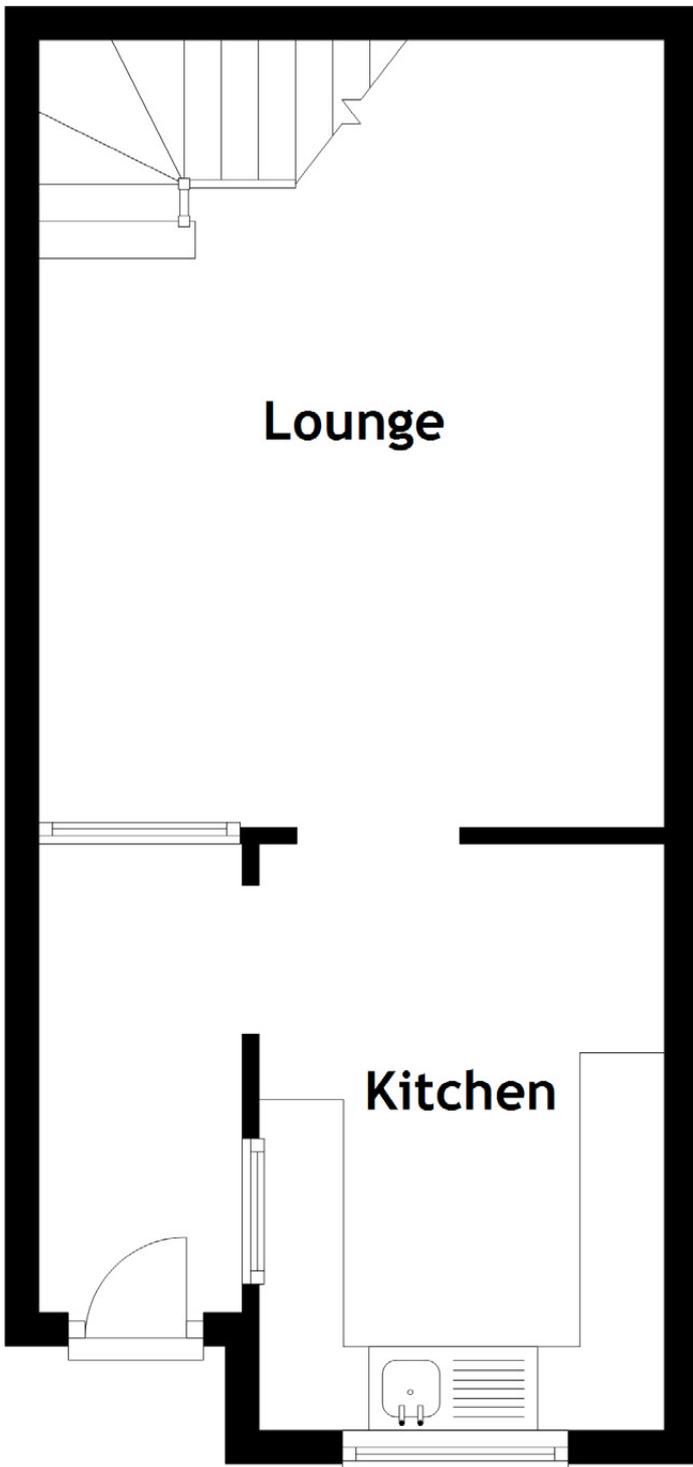




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen	3.50m (11'6") x 2.40m (7'10")
Bedroom	3.70m (12'2") x 2.70m (8'10")
Shower Room	2.30m (7'6") x 1.50m (4'11")

Gross internal floor area (m²): 46m²

EPC Rating: E

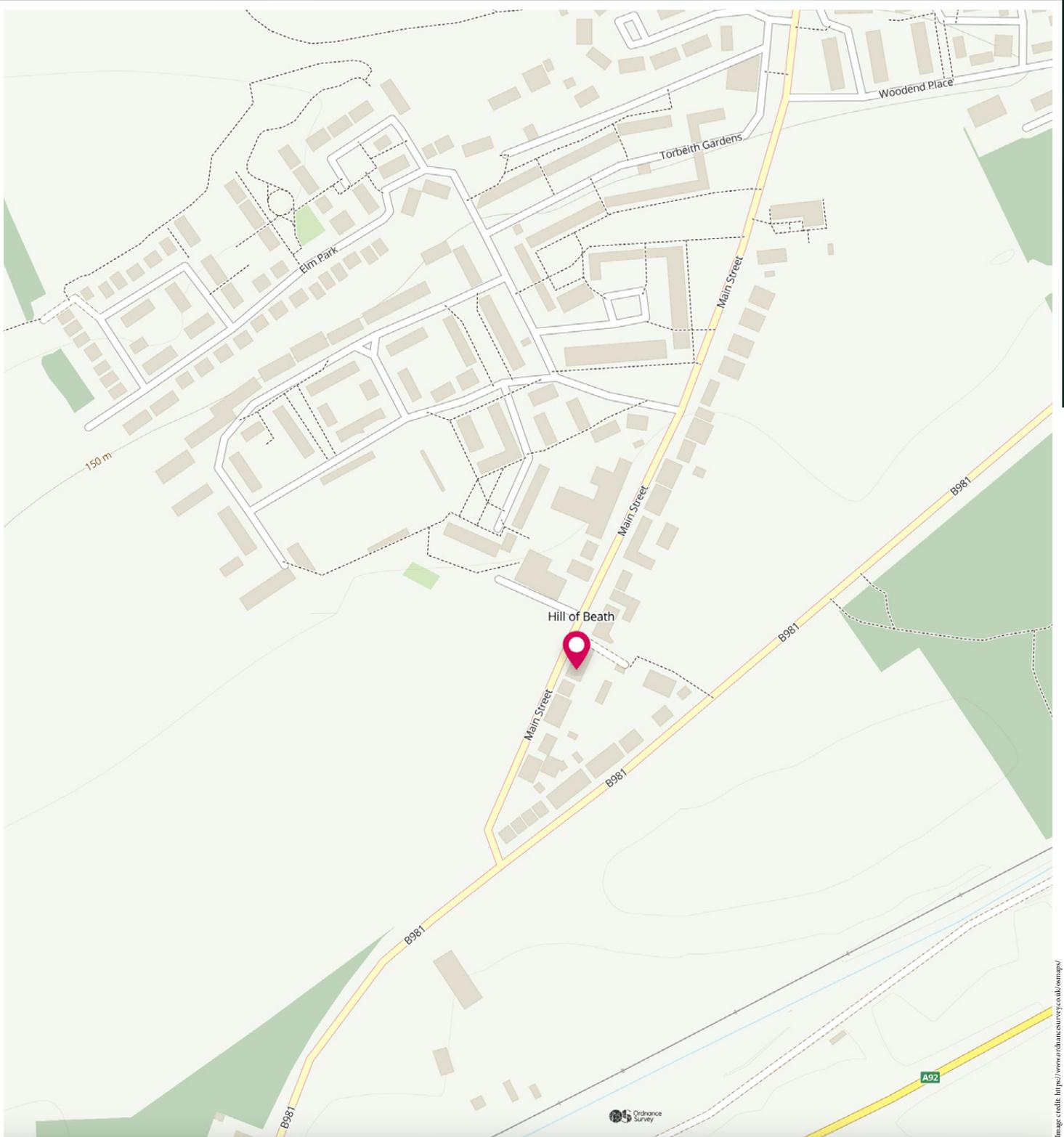




Hill o Beath is a hill and a village in Fife, Scotland just outside Dunfermline and joined to Cowdenbeath. Cowdenbeath is centrally situated in southwest Fife and commuters benefit from its convenience to the neighbouring towns of Glenrothes, Kirkcaldy, Dunfermline and Lochgelly. There are good bus services to these centres in addition to which there are regular train services from the local station to Edinburgh and all stops on the Fife circle. Quick access can be gained to the A92 which offers direct access onto the M90 motorway network linking to Edinburgh in the south and Perth and Dundee to the north.

The town is also well served by a good range of retail outlets and has a lovely community feel. Some of the best recreational and social facilities in the county are to be found at the nearby Lochore Meadows Country Park and other local areas of natural beauty. There are good opportunities for sailors, anglers, golfers and walkers. In addition, the varied attractions to be found at Fife Leisure Park at Jct 3 of the M90 are only a short drive away.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
JAY STEIN
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Professional photography
GRANT LAWRENCE
Photographer



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