



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**35 Thistle Street**

COWDENBEATH, FIFE, KY4 8NF

# LOCATION

Located close to the junction of the M90 and A92, a few miles east of Dunfermline and approximately 10 minute's walk from Cowdenbeath Train Station. Shopping for everyday requirements is locally available as is the local post office and doctors surgery.

Nearby Dunfermline is a modern Town offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets, superstores and the Fife Leisure Park offering a ten-screen cinema, health club, ten-pin bowling club and an array of bars and restaurants.

The rest of Fife is on your doorstep with the coastal path stretching from Kincardine to Newburgh and the Lomond Hills act as a backdrop. With the opening of the new Forth Crossing, commuting is much easier for those who wish to live in the Kingdom of Fife and work in Edinburgh.





# 35 THISTLE STREET

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McEwan Fraser Legal are delighted to bring to the open market this three-bedroom upper villa. The property is in need of modernisation throughout but would make an ideal first-time buyer or buy to let purchase.

In more detail the property consists of hallway with storage, access to the floored attic can be found in the hallway via Ramsay ladder. The lounge allows for free standing furniture and different configurations. The kitchen comes with hob, hood, oven, space for fridge freezer, washing machine and dish washer. There are three good sized bedrooms allowing for free standing furniture and also benefits from built in storage.

The bathroom completes the property internally with bath, wash hand basin and W/C.

Externally the back garden is mostly laid to lawn.

The property also benefits from double glazing and central heating.

**DISCLAIMER:** This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen. Early viewing is highly recommended.

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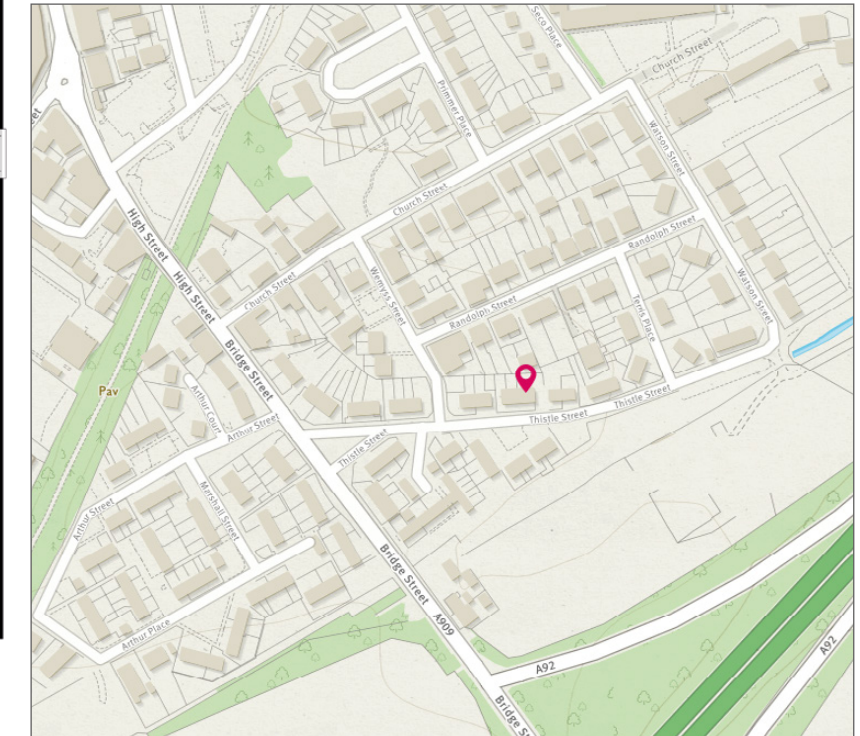


# SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Bedroom 1	4.60m (15'1") x 3.00m (9'10")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup> | EPC Rating: D





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Text and description  
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Surveyor



Professional photography  
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Photographer



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