




Solicitors & Estate Agents
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23c Elgin Road
COWDENBEATH, KY4 9SF

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23c Elgin road is a beautifully presented first floor flat. The property has been carefully maintained by the present owners and is in move-in condition.

Entrance to the building is via a security entry system to the front leading into a well maintained communal stairway. The welcoming reception hall leads to all apartments within including a good-sized storage cupboard. The lounge is pleasantly located to the front of the property with feature window maximizing the open outlook. The modern fitted breakfasting kitchen has a full range of floor and wall mounted units with splashback tiling.

The master bedroom is a good size and offers large wardrobes and views to the rear. The family bathroom with over the bath shower and splashback tiling completes the accommodation on offer. The property further benefits from double glazing and gas central heating. The property comes with parking.

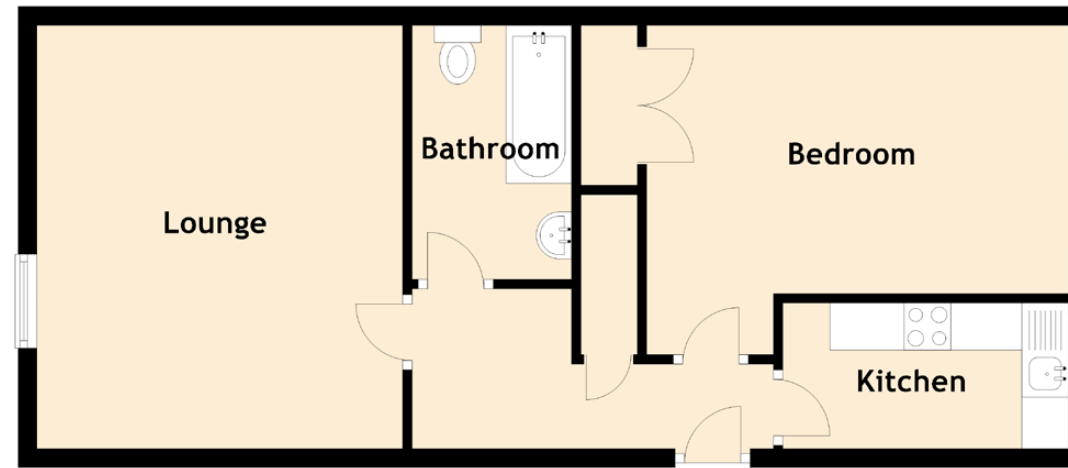






SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.90m (12'10")
Kitchen	3.05m (10') x 1.55m (5'1")
Bedroom	4.50m (14'9") x 3.50m (11'6")
Bathroom	2.70m (8'10") x 1.70m (5'7")

Gross internal floor area (m²): 49m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

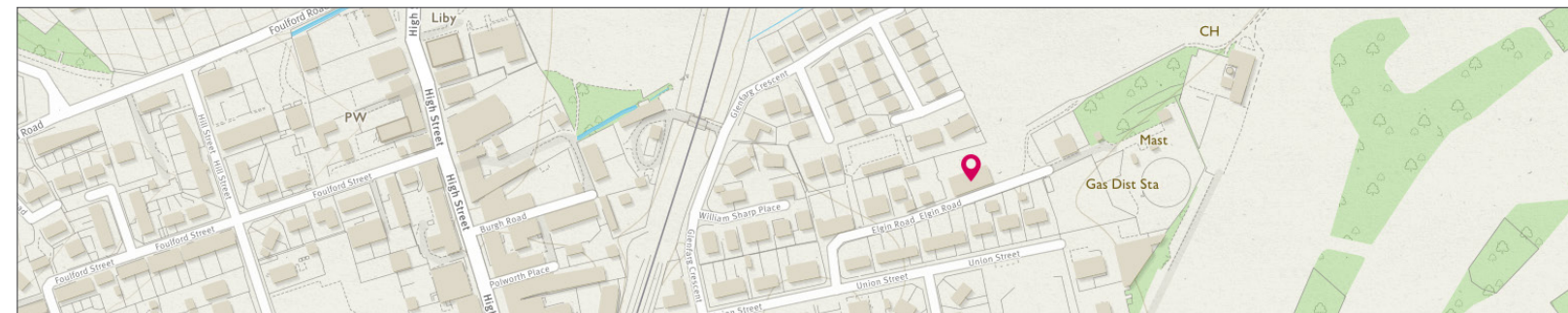


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