



*Beautiful three-bedroom semi-detached home  
in a modern and peaceful development*



01383 660 570



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Welcome to this beautifully presented three-bedroom semi-detached property, located in a modern and peaceful residential development. Upon entering through the main front door, you are welcomed into a bright and airy inner hallway with stairs leading to the upper level.

# THE LOUNGE



The inviting lounge is situated at the front of the property, featuring a large window that floods the room with natural light, creating a warm and welcoming atmosphere.

# THE KITCHEN/DINER



The lounge flows seamlessly into the spacious kitchen and dining area, which is equipped with a range of floor and wall-mounted units. This space is perfect for entertaining family and friends, and the French doors lead out to the beautifully landscaped rear gardens, offering a tranquil outdoor space.

On the ground level, you'll also find a convenient double WC.





Upstairs, the property boasts three large double bedrooms. The master bedroom includes a stylish en-suite for added convenience and luxury. The family's three-piece bathroom is also located on the upper level.

## THE BATHROOM



# BEDROOM 1



The master bedroom includes a stylish en-suite for added convenience and luxury



# BEDROOMS 2 & 3



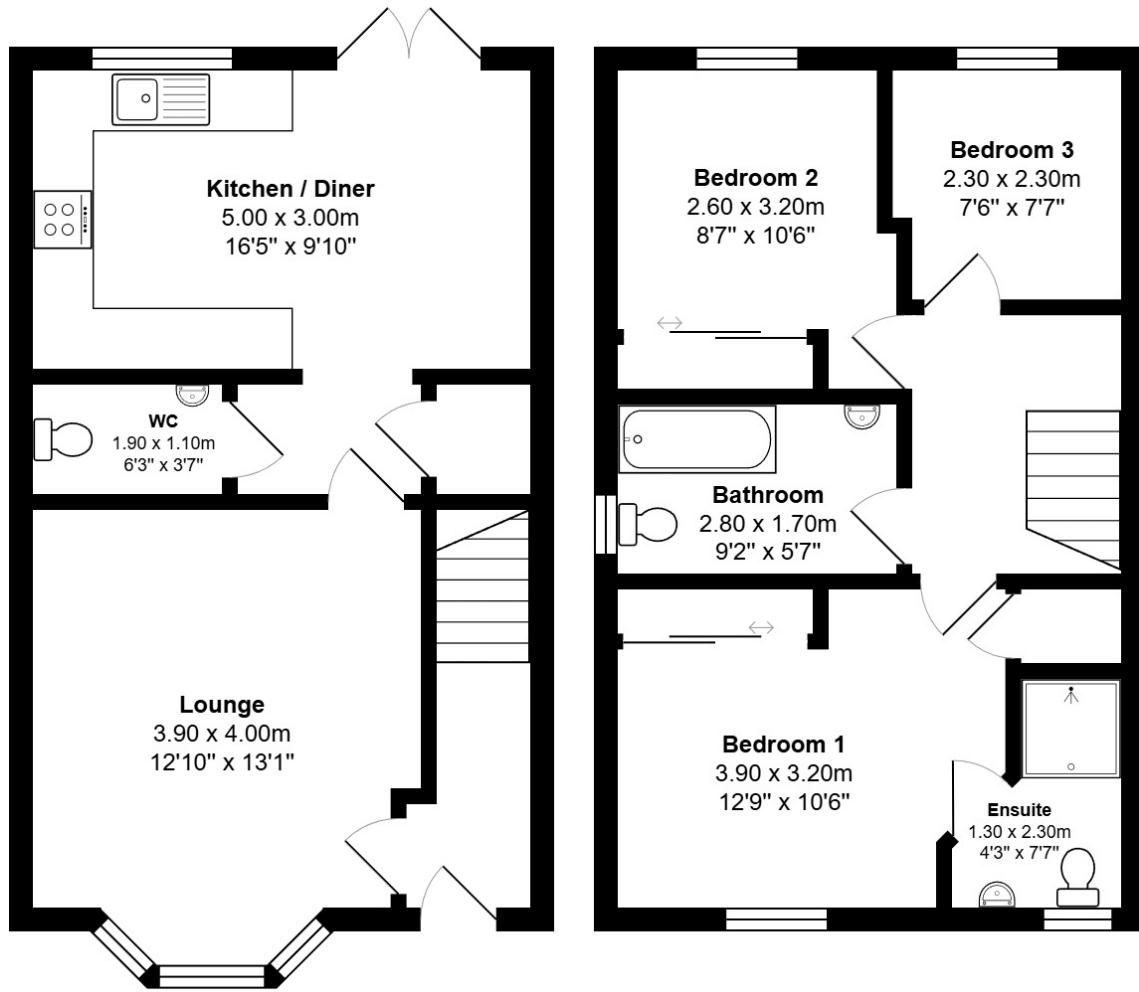
The rear gardens are fully enclosed, providing a safe and child-friendly environment. Additionally, there's parking available to the side of the property for two vehicles.

This home perfectly blends modern living with comfort and convenience, making it an ideal choice for families.

## EXTERNALS & VIEW



# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: B



# THE LOCATION



Hill of 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.

**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01383 660 570

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.