

35 Elm Park

HILL OF BEATH, COWDENBEATH, FIFE, KY4 8BF



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



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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



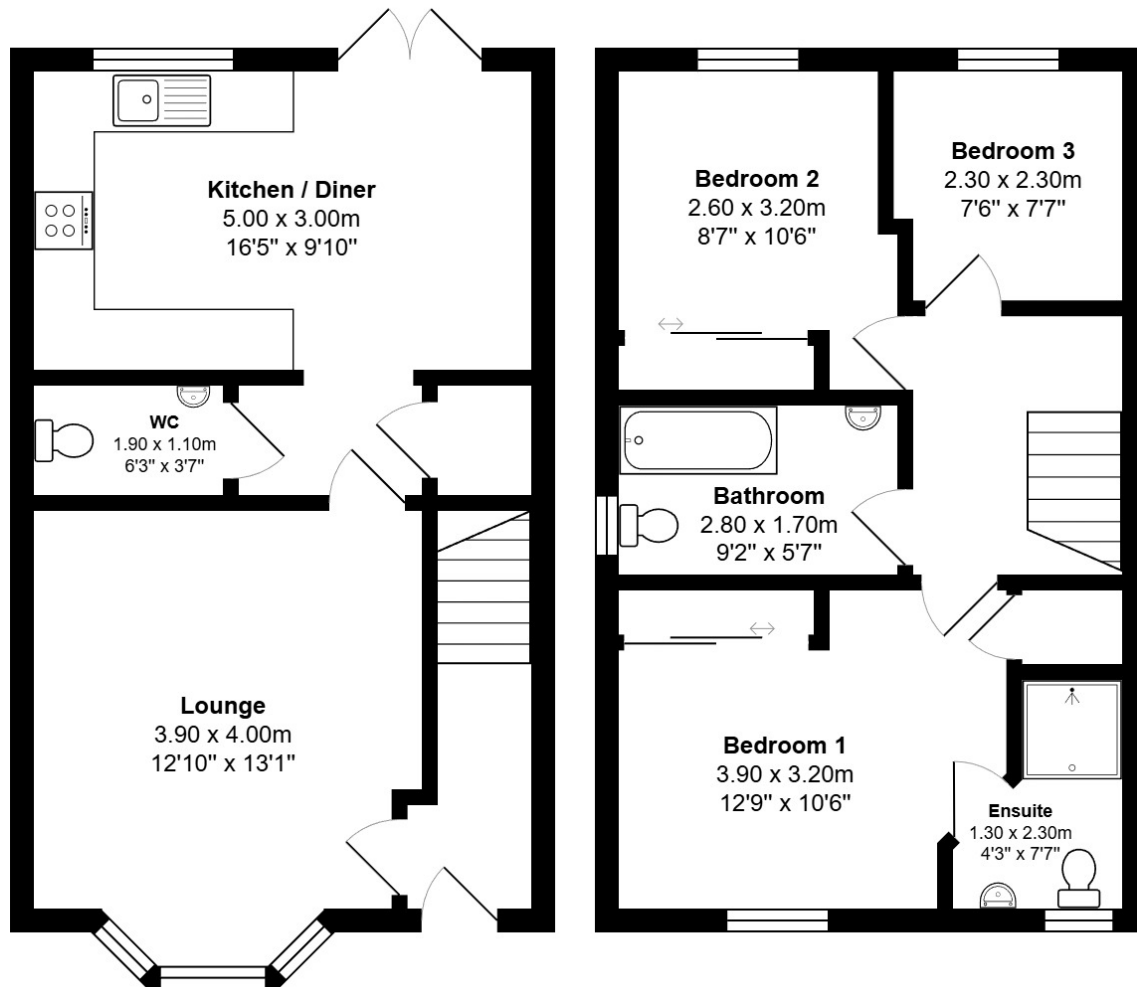
The rear gardens are fully enclosed, providing a safe and child-friendly environment. Additionally, there's parking available to the side of the property for two vehicles.

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 (m²): 85m² | 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.

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