



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**52 Craigbeath Court**

COWDENBEATH, FIFE, KY4 9BY





## 52 CRAIGBEATH COURT

Cowdenbeath lies in south-western Fife, it is some five miles north-east of Dunfermline and eighteen miles north of Edinburgh. Cowdenbeath has its own railway station situated just off the high street and is on the Fife Circle Line with a half-hourly service to Edinburgh. The nearby Halbeath Park and Ride allows for onward travel to Edinburgh, Edinburgh Airport, and Glasgow. There are three primary schools in the town and Cowdenbeath is also served by one secondary school, Beath High School.

The town offers a medical practice, library, and Post Office along with a good variety of shops. Cowdenbeath Leisure Centre is located next to Central Park in the centre of the town and has a swimming pool, gym, indoor sports facilities and three all-weather pitches for tennis or football. A small skatepark is also situated outside the leisure centre. There are several playing fields situated around the town. The western perimeter of Cowdenbeath merges into the neighbouring village of Hill of Beath and is bound by the natural landscape of the gentle slopes of the hill itself and by Loch Fitty.

The proximity of the M90 motorway to the south of Cowdenbeath and to the east at a lesser extent also serves to define its lower boundary. The northern boundary of Cowdenbeath is characterised by a rural landscape, which merges into the Lochore Meadows Country Park, a very picturesque area that provides leisure and recreational outdoor amenities.

52 Craigbeath Court is a delightful End-terraced villa in move in condition. The property has been upgraded by the present owners both inside and out and is in excellent order. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a rear facing window. There is a fully fitted kitchen to the front with a full range of floor and wall mounted units. There is a door leading to a rear entrance with a handy storage cupboard. To the upper level, there are two bedrooms and ample storage with loft access. The large three piece family bathroom completes the accommodation on offer. Double glazing and gas central heating have been installed throughout. Ample off street parking is provided to the front of the property. There are attractive garden grounds to the rear which are well stocked.

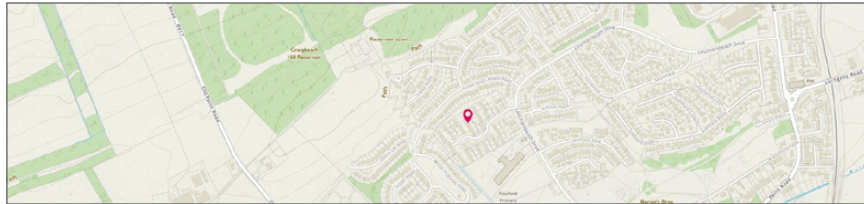
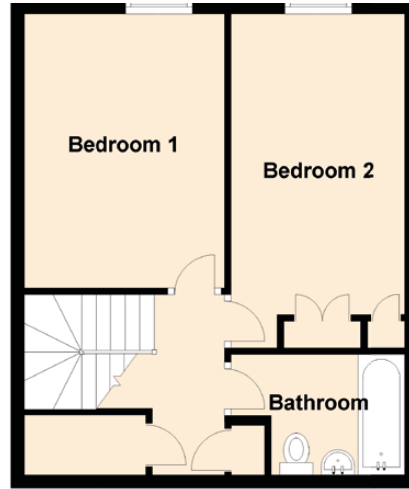
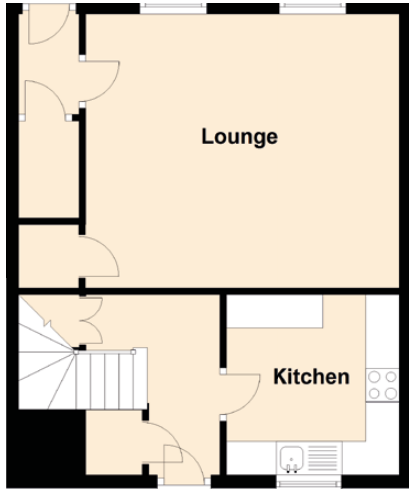


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

### Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 4.10m (13'5")
Kitchen	2.70m (8'10") x 2.60m (8'6")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	5.00m (16'5") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>) - 79m<sup>2</sup>

EPC Rating - C

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



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