



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**10 Broomfield Road**

COWDENBEATH, KY4 9AE



# 10 BROOMFIELD ROAD

COWDENBEATH, KY4 9AE

An excellent opportunity has arisen to acquire this semi-detached villa. Internally, the property has been comprehensively redesigned and reworked in recent years and now offers versatile family accommodation with two public rooms and two double bedrooms formed over two levels.

The traditional building has been well maintained both internally and externally, to create fantastic and flexible accommodation. The accommodation extends to a welcoming reception hallway, lounge with feature fireplace and surround, lovely family dining room, a fantastic fitted kitchen including a range of base and wall unit and plenty of worktop space for the aspiring chef.

The staircase leads to a landing with a large highly stylish three-piece bathroom suite.

Also upon the upper level, you have two double bedrooms and a single bedroom. The specification includes gas central heating and double glazed windows.

The garden grounds to the front are mainly low maintenance and planted with various trees and shrubs. The rear is low maintenance, with an area of slabbed patio, chipped and grassed area, planted with a variety of trees and shrubs and fenced for security.

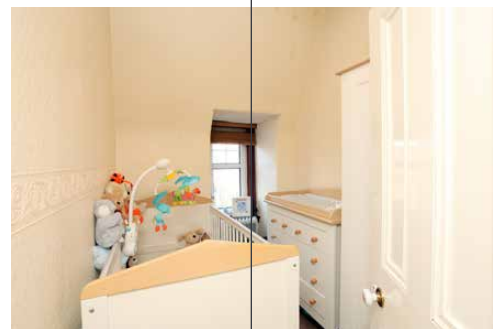
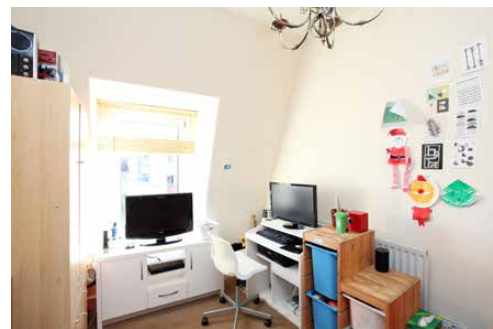






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# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

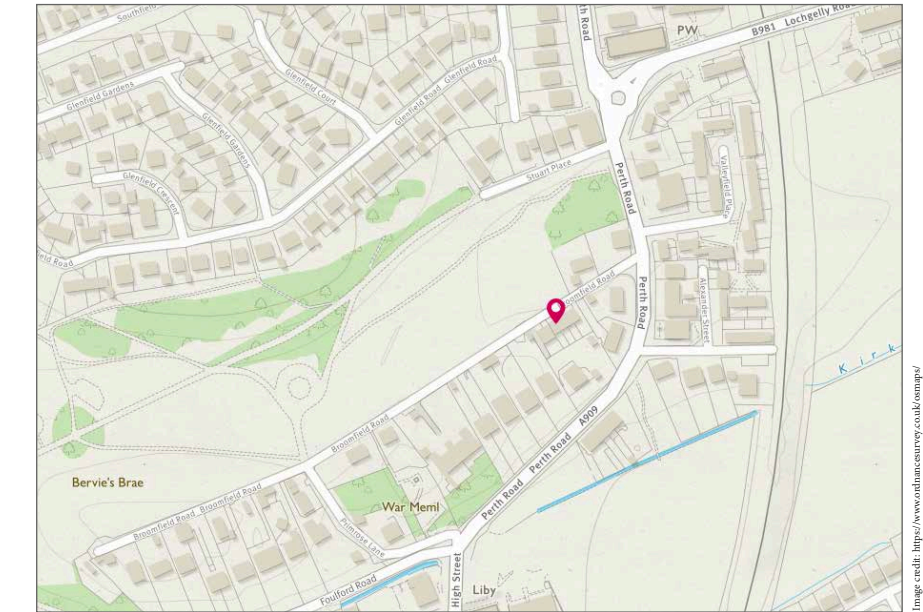


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.55m (11'8")
Kitchen/Diner	6.50m (21'4") x 3.15m (10'4")
Bedroom 1	4.67m (15'4") x 2.80m (9'2")
Bedroom 2	3.90m (12'10") x 2.80m (9'2")
Bedroom 3	2.85m (9'4") x 1.85m (6'1")
Bathroom	2.55m (8'4") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup> | EPC Rating: D

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





  
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Text and description  
**JAY STEIN**  
 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer