

# 13 Drylie Street

COWDENBEATH, FIFE, KY4 9AQ



*Beautifully presented three-bedroom extended family home*



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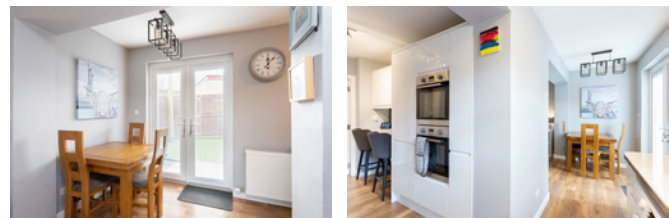


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McEwan Fraser Legal are delighted to present this spacious, three-bedroom, terraced house well situated in the heart of Cowdenbeath to the market. Presented in excellent condition, the property enjoys a quiet position at the end of a family-friendly cul-de-sac. Benefits include an extensive family kitchen, gas central heating, double glazing and a private rear garden. Viewing this property is highly recommended.

# THE LOUNGE/DINER



Internally the accommodation is in excellent decorative order, briefly comprising an entrance vestibule leading to the inner hallway, a lounge with a large window letting in an abundance of light, a bright kitchen with an integrated electric hob and oven with extractor fan and access to the rear garden through the french doors, the dining area has space for a table and six chairs for more formal dining.

# THE KITCHEN





Upstairs there are two large bedrooms, one of which includes built-in storage. There is ample storage throughout the upper floor. The wonderful three-piece family shower room with a walk-in shower is also located on the upper level.

## THE BATHROOM



# BEDROOM 2

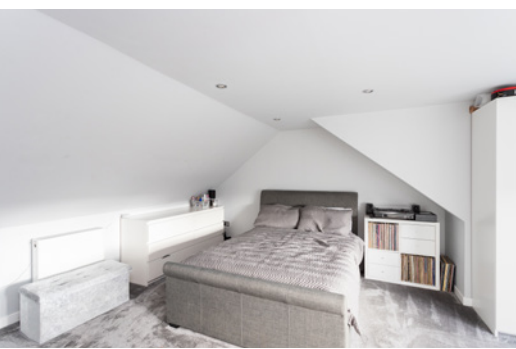


# BEDROOM 3



The attic has been sympathetically converted to offer a fabulous master bedroom with built-in storage and an en-suite shower room.

# BEDROOM 1

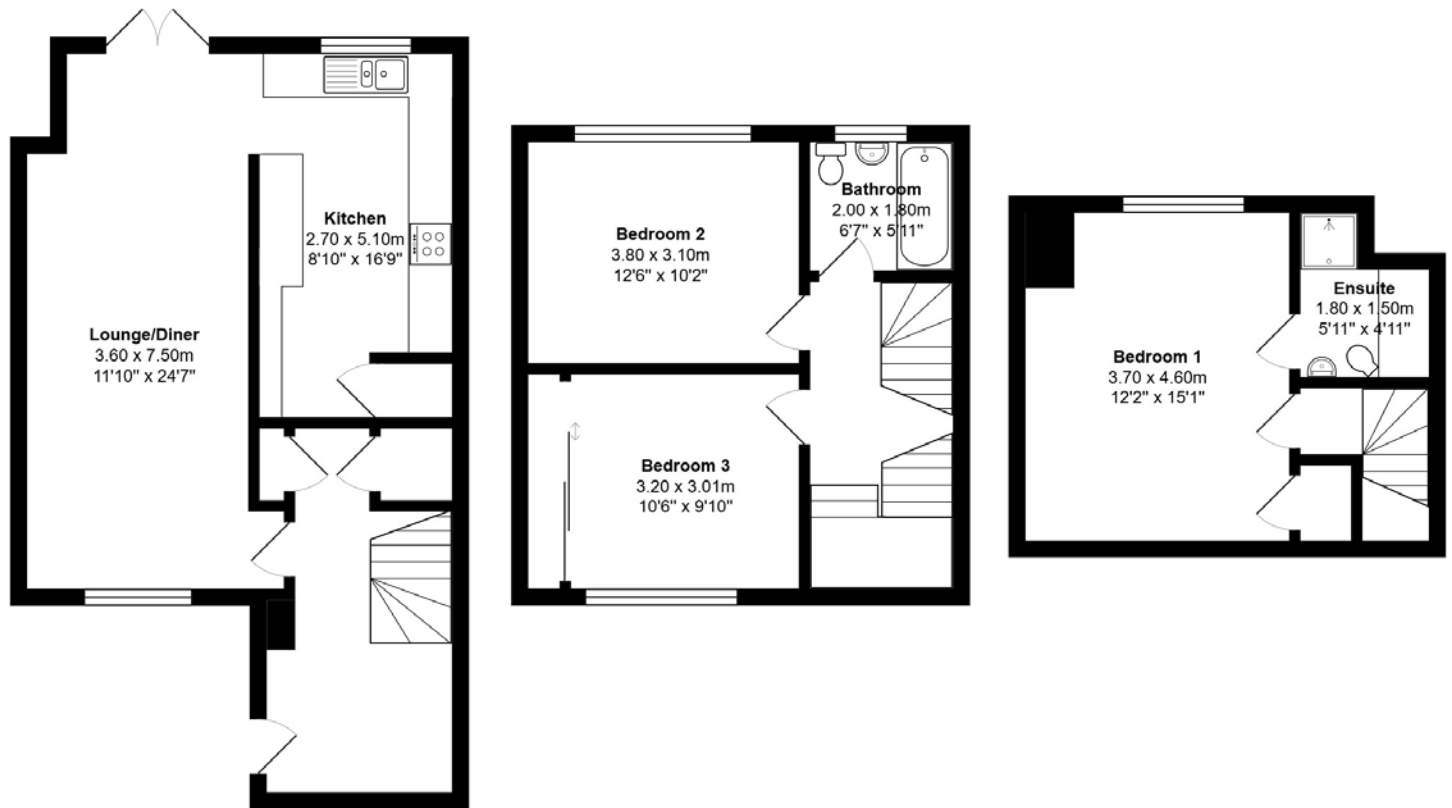


The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion with artificial grass. This property also benefits from gas central heating, full double glazing and more than adequate unrestricted on-street parking to accommodate visitors.

# EXTERNALS

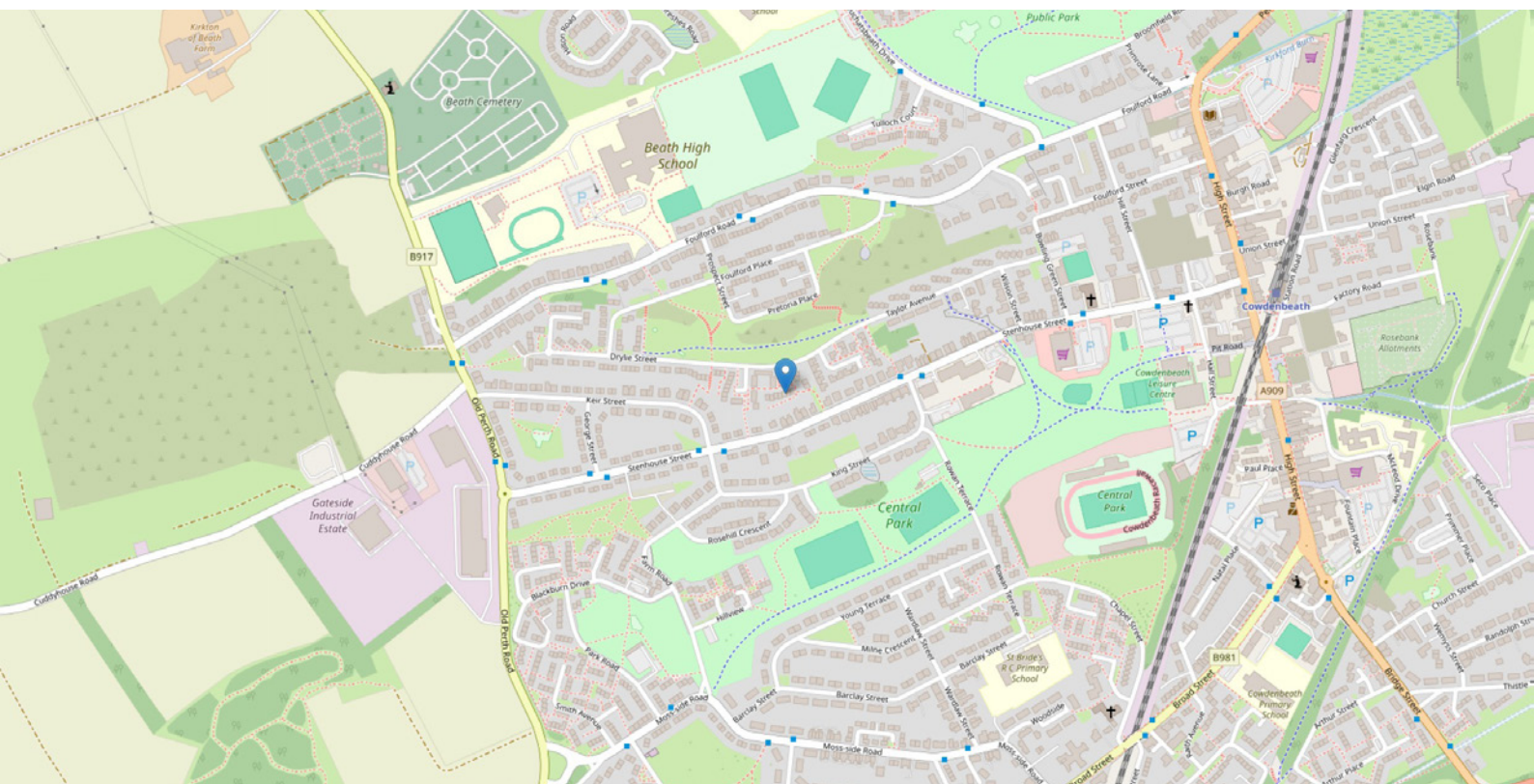


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Cowdenbeath lies in south-western Fife, It is some 5 miles north-east of Dunfermline and 18 miles north of the capital, Edinburgh. Cowdenbeath has its own railway station situated just off the High Street, 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, where Ian Rankin, the author of the Inspector Rebus novels attended. Ian Rankin is just one of a number of notable people from the Town. 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 situated outside the leisure centre. There are a number of 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 to 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.



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