

# 52F High Street

COWDENBEATH, FIFE, KY4 9NE



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This popular top-floor apartment has wonderful views to the front. The property is in a quiet location, close to all amenities. The flat has to be viewed to appreciate the space and central location on offer.

The property is presented well throughout and is in excellent order. The apartment has access to a communal stairwell, which is well-maintained. The main door opens to a welcoming reception hallway and features plenty of storage cupboards. The lounge has a dining area and a picture window immediately drawing your eye to the wonderful views.

## The Property



The kitchen is modern and is complete with a cooker, fridge, and washing machine.





The two bedrooms are double in size and include built-in wardrobes. The bathroom comprises a three-piece white bathroom suite with an overhead shower. This completes the accommodation on offer.

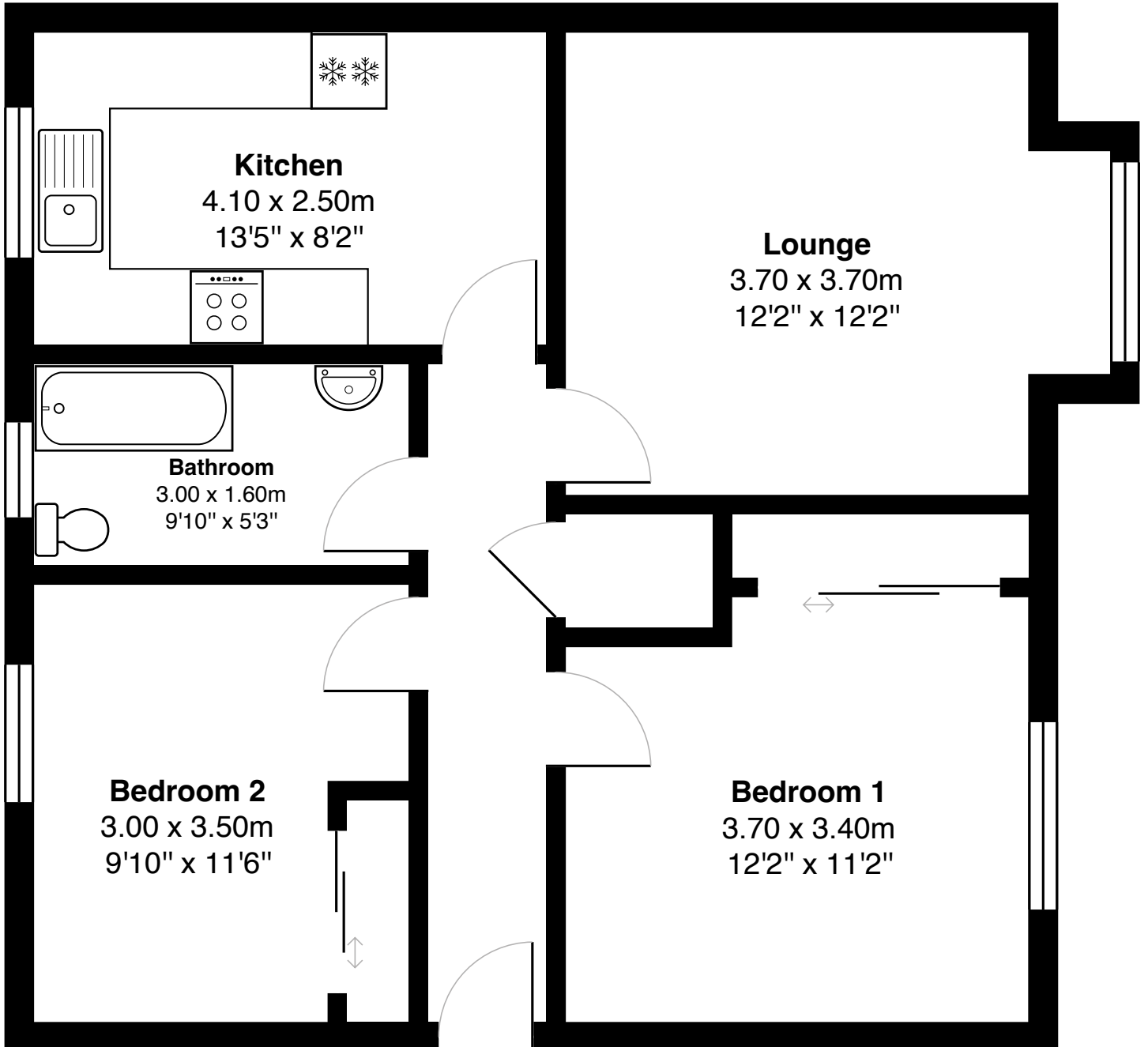




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>

EPC Rating: C



Gas central heating and double glazing have been installed throughout. There are shared grounds to the rear with ample parking.





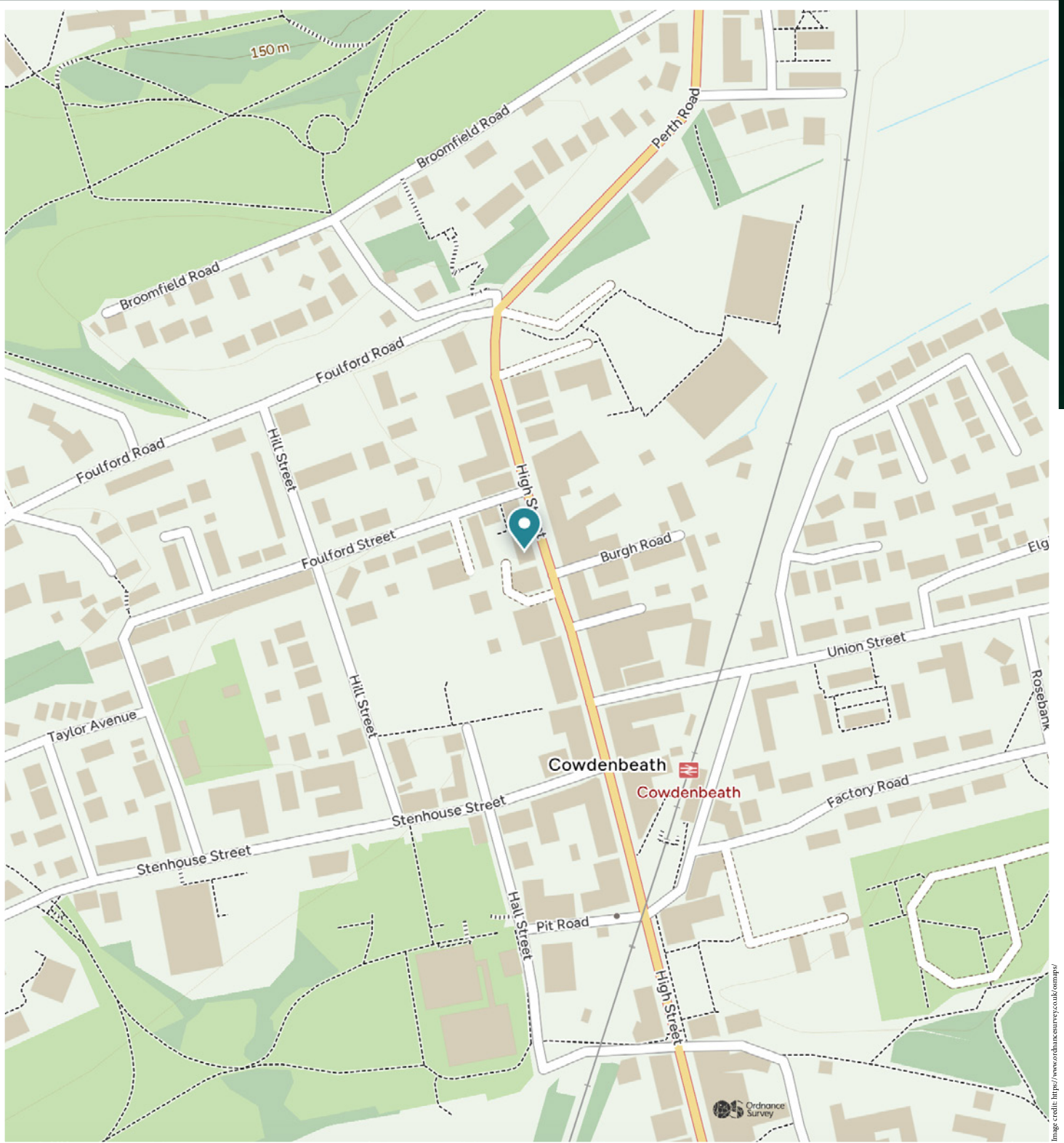
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Cowdenbeath is in south-western Fife, 5 miles north-east of Dunfermline and 18 miles north of Edinburgh. It has a railway station on the Fife Circle Line, with half-hourly services to Edinburgh. Nearby Halbeath Park and Ride offers onward travel to Edinburgh, Edinburgh Airport, and Glasgow.

The town has three primary schools and one secondary school, Beath High School, attended by Ian Rankin, author of the Inspector Rebus novels. Facilities include a medical practice, library, post office, and varied shops. Cowdenbeath Leisure Centre, next to Central Park, has a swimming pool, gym, indoor sports, three all-weather pitches, and a small skatepark. Playing fields are scattered around town.

The western edge merges into Hill of Beath, bounded by the hill's slopes and Loch Fitty. The M90 motorway defines the southern boundary. To the north, rural landscape leads into Lochore Meadows Country Park, a picturesque area for outdoor leisure.

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