

42 Blackburn Drive

COWDENBEATH, FIFE, KY4 9LJ



*DELIGHTFUL THREE-BEDROOM HOME
IN EXCELLENT ORDER THROUGHOUT*



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42 Blackburn Drive is a delightful three-bedroom home in excellent order throughout. The property has been upgraded and would make a fantastic purchase for a first-time buyer or young family.

There is a welcoming reception hall with stairs leading to the upper level and access to the lounge and kitchen. The lounge is a good size and has front and rear-facing windows with ample space for a dining table and chairs.





The fully fitted kitchen is to the rear with a full range of floor and wall-mounted units and a rear door leading out to the landscaped gardens.





There are two double bedrooms and a box room on the upper level all of which are a good size. The family bathroom is also located on the upper level and has a three-piece suite, comprising of a shower, WC and wash hand basin complete with tiling. The property features double glazing and gas central heating.



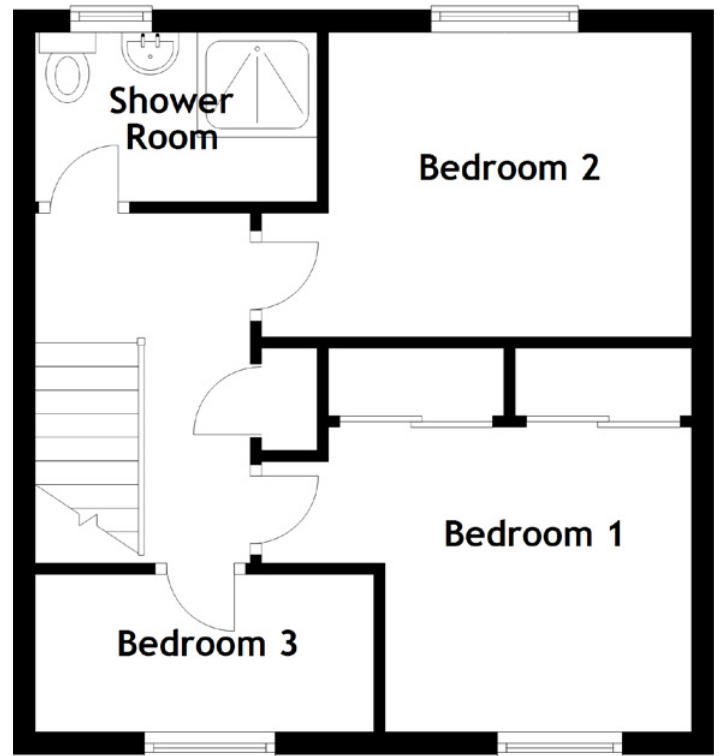
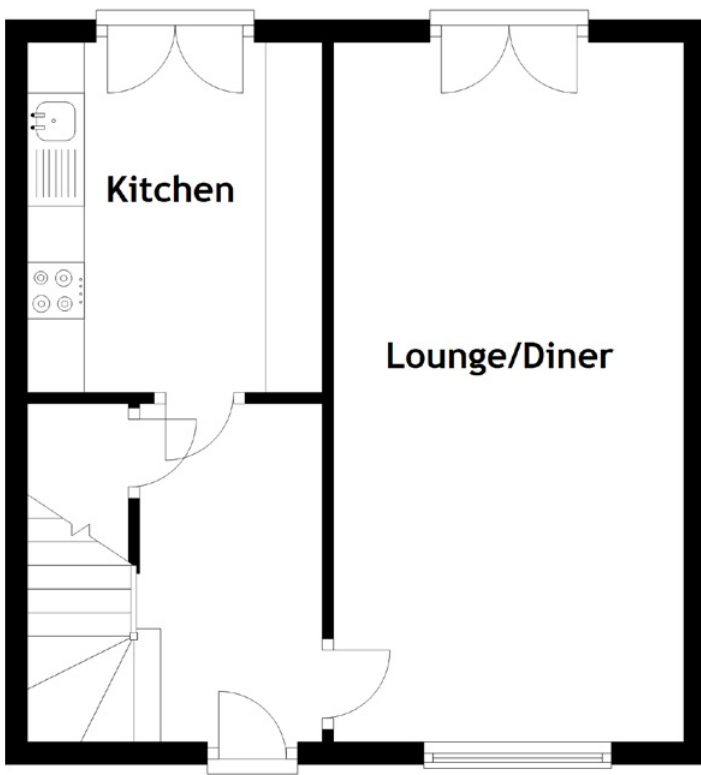


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	6.20m (20'4") x 3.10m (10'2")
Kitchen	3.10m (10'2") x 2.60m (8'7")
Bedroom 1	3.80m (12'6") x 2.70m (8'10")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bedroom 3	3.00m (9'10") x 1.40m (4'7")

Shower Room	2.50m (8'2") x 1.50m (4'11")
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Gross internal floor area (m²): 73m²

EPC Rating: C

Floor Plan



The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence.





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. 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 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.

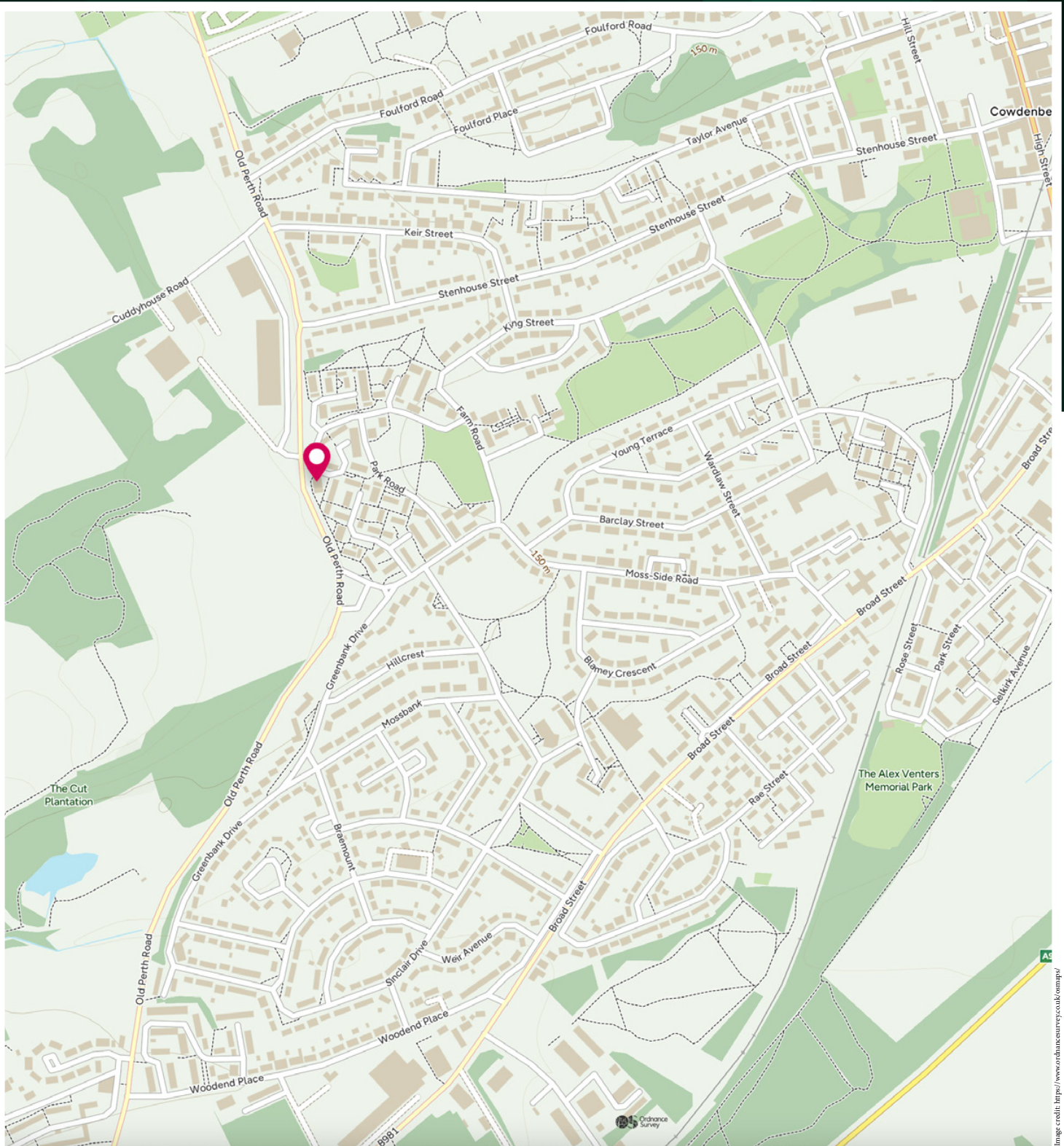


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