




McEwan Fraser Legal

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COWDENBEATH, FIFE, KY4 9AW



LOCATION:

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 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 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.



PROPERTY:

Entrance to the property is through a double glazed front door into the hallway which leads to the lounge. The spacious lounge is pleasantly located to the front with a window leading out to the front garden. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and French doors leading to a fully enclosed North facing garden that is both animal and child-friendly, also on this level is a handy WC.

The second floor is reached by a staircase and gives access to the family bathroom with a white three piece suite. There are three spacious good sized bedrooms on this level with the master offering a stylish ensuite and views across the country. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating and large driveway. This is a must see to appreciate the accommodation on offer.



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Kitchen	5.22m (17'2") x 2.68m (8'10")
Lounge	4.75m (15'7") x 4.27m (14')
WC	2.24m (7'4") x 1.09m (3'7")
Bedroom 1	3.16m (10'4") x 3.08m (10'1")
En-suite	3.14m (10'4") x 1.53m (5')
Bedroom 2	3.10m (10'2") x 2.73m (8'11")
Bedroom 3	3.36m (11') x 2.35m (7'9")
Bathroom	2.05m (6'9") x 1.70m (5'7")

Gross internal floor area (m²): 87m² | EPC Rating: C

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



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