

# Roxburghe, 1 Foulford Road

COWDENBEATH, FIFE, KY4 9AR



*Magnificent five-bedroom home set  
within 1 acre of gated private gardens*



01383 660 570



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





1 Foulford Road is a beautiful period property in a fabulous location. The property itself is in true walk-in condition with 1 acre of generous gardens sweeping around the property. This superb, handsome, detached, period villa offers spacious accommodation and a bespoke self-built bar to the rear with plenty of off-street parking.

# THE LOUNGE



The lounge offers elegant proportions with large windows providing an abundance of natural daylight. The décor is warm and inviting, with original flooring for comfort. A feature fireplace adds a focal point and creates interest, whilst wood panelling to dado height adds gravitas, and the detail is in the cornice and frieze.



The dining room mirrors the proportions of the lounge, creating an elegant and sophisticated room for entertaining.

# THE DINING ROOM

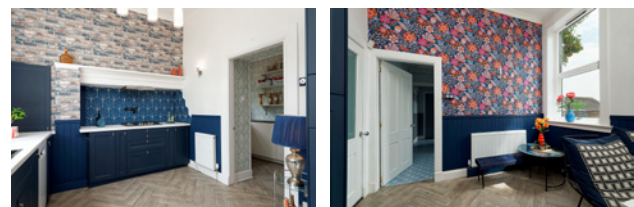




# THE KITCHEN & PANTRY



The kitchen is the hub of the home and provides a bank of units at floor level as well as extensive food preparation areas. The kitchen gives space for a breakfast table and chairs, making this the heart of the home, with doors leading to the secluded rear gardens. The family room is located off the hallway and can be multi-purpose as a family area or for someone working from home.





# THE FAMILY ROOM / BEDROOM 5

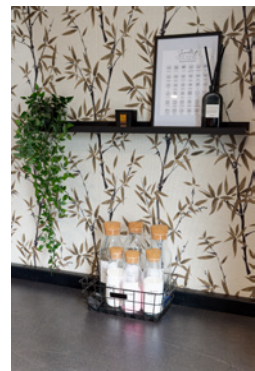
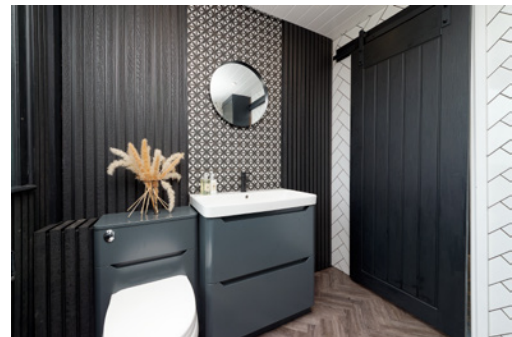




# THE UTILITY & WASH ROOM



Also on the ground level, you will discover a utility room, a spacious wash room and a WC.





# THE WC





# THE HALL & LANDING



The feature staircase gives access to the first floor and leads you to four large, well-proportioned bedrooms and a beautiful, fully tiled family four-piece bathroom.





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





# THE BATHROOM





Access by car is to the front and rear of the property via a gated drive with off-street parking for several cars. 1 acre of well-matured, neat, front and rear gardens are laid to lawn and shrub beds and decking, with the rear garden also including a shed and BBQ area. The gardens are fully enclosed, offering a safe environment for animals and children.

# EXTERNALS





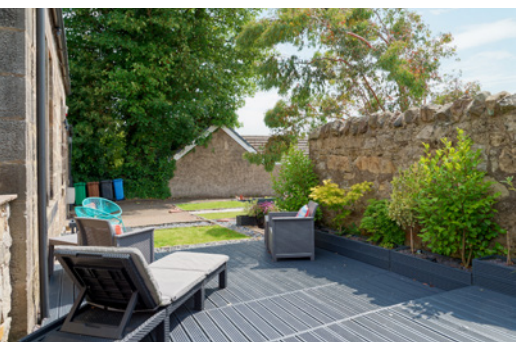




Within the rear gardens is a self-built bar that has been built to offer entertainment for those summer nights.

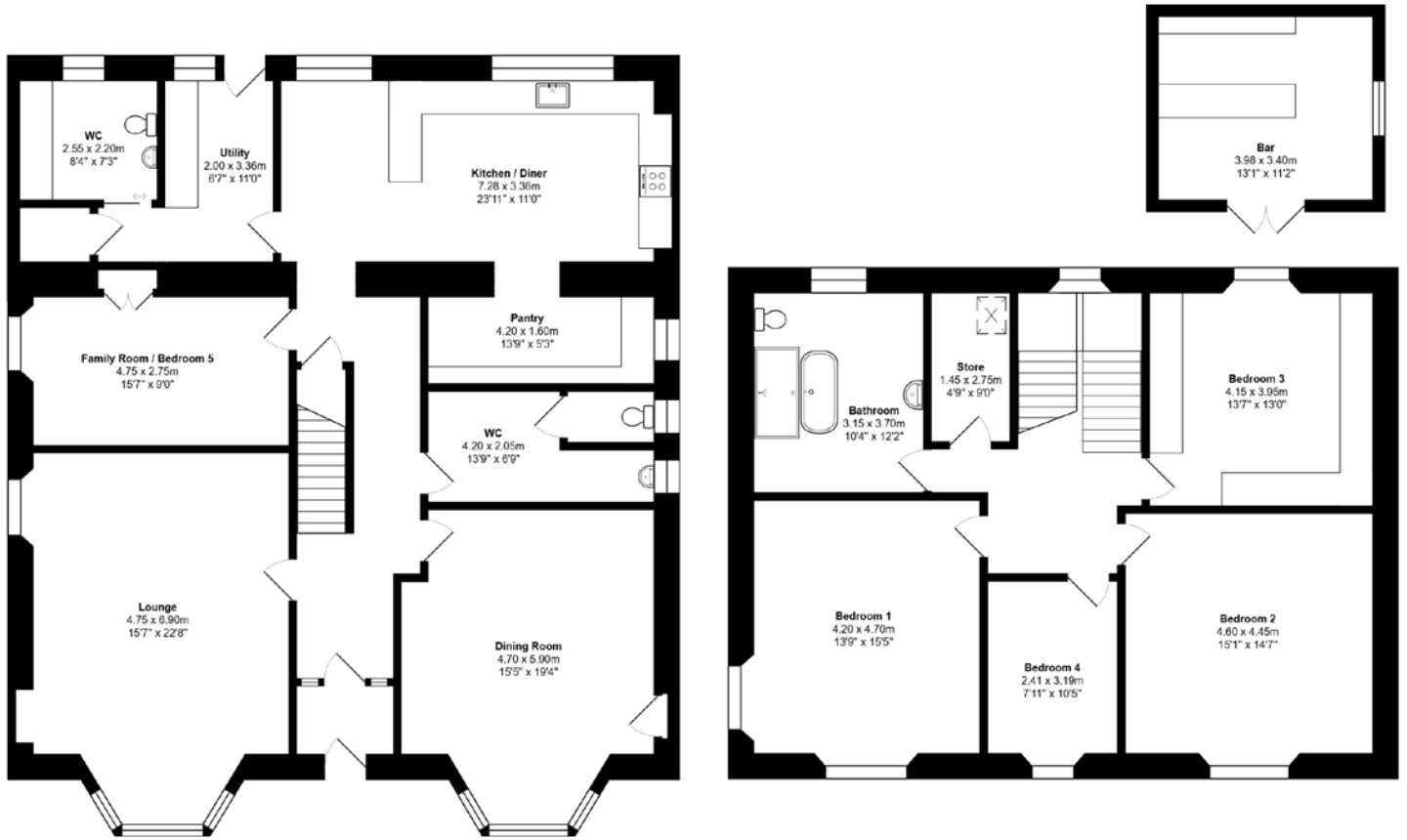
Viewing is highly recommended to appreciate the accommodation on offer.

# THE BAR



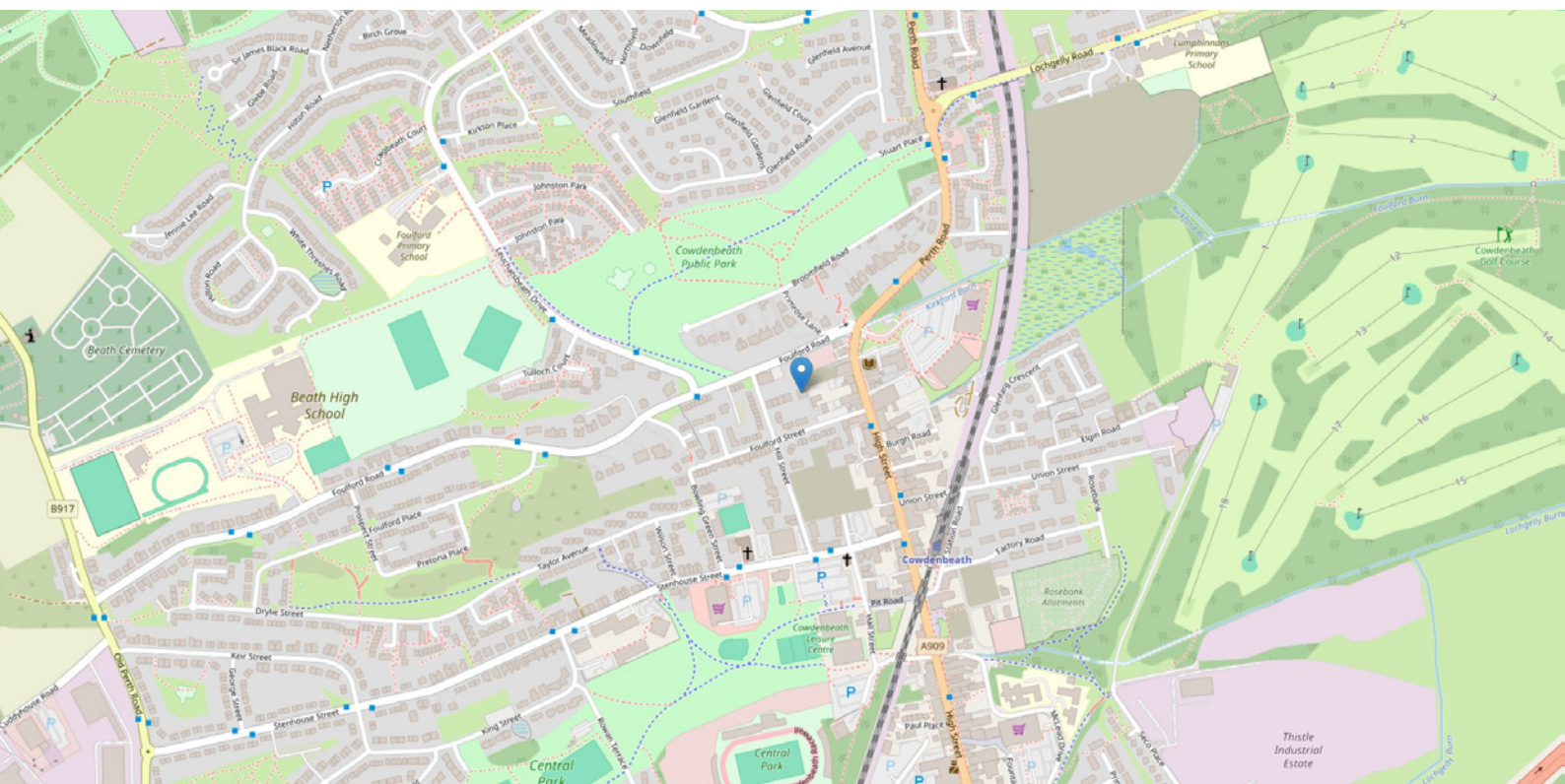


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 262m<sup>2</sup> | EPC Rating: D





# 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, which 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01383 660 570

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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