

# 101 Perth Road

COWDENBEATH, FIFE, KY4 9HB



THIS PROPERTY IS SUBJECT  
TO A BUYER'S PREMIUM



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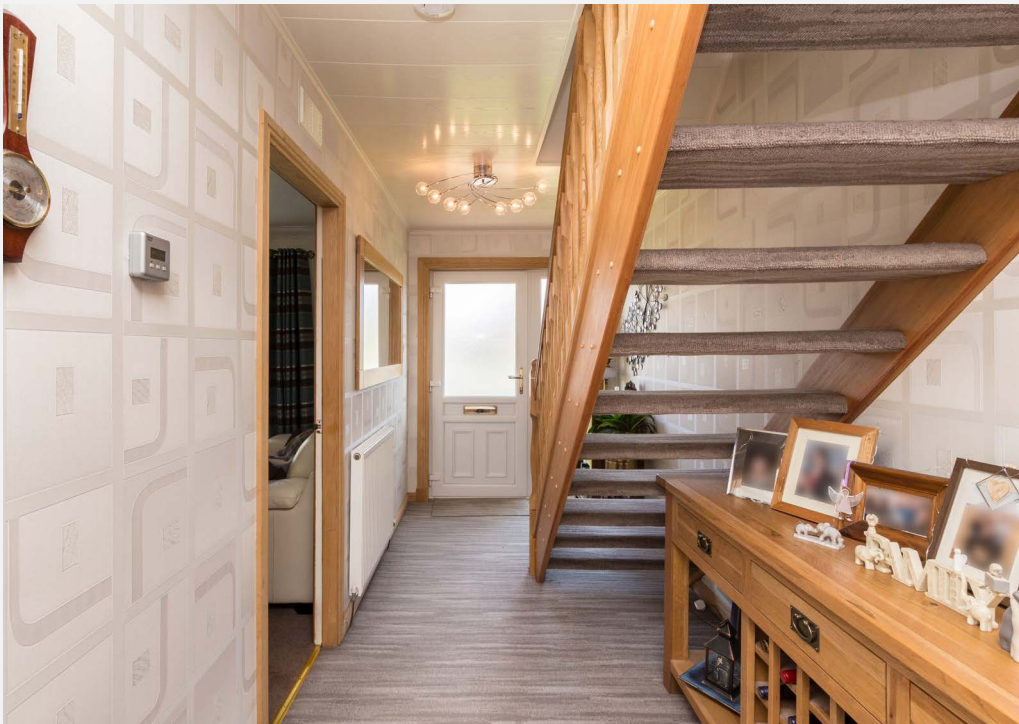


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*LOVELY FOUR BEDROOM DETACHED HOUSE IN  
WALK-IN CONDITION*







101 Perth road is a wonderful four-bedroom house in a popular location; viewing is highly recommended to appreciate the property on offer. Internally the accommodation is in excellent decorative order and includes many lovely features. Enter the property via the bright reception hall with stairs leading to the upper level.



# the lounge



The spacious lounge is beautifully decorated and is located at the front of the property, with a large window flooding the room with natural light.





# the kitchen



The beautiful kitchen is well designed and includes fitted wooden wall and floor units, free-standing range cooker, hood, oven and doors leading to the wonderful conservatory with access to the sizable utility room with access to the rear gardens.







**conservatory**

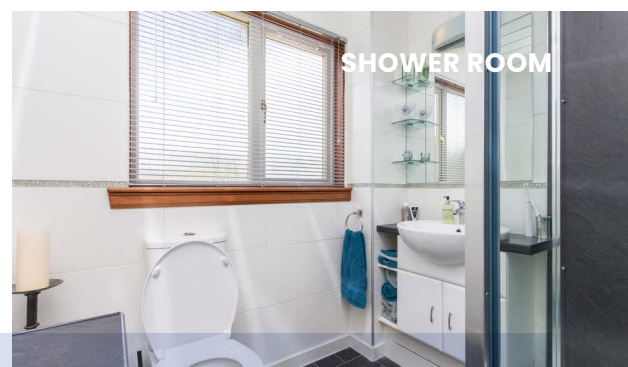
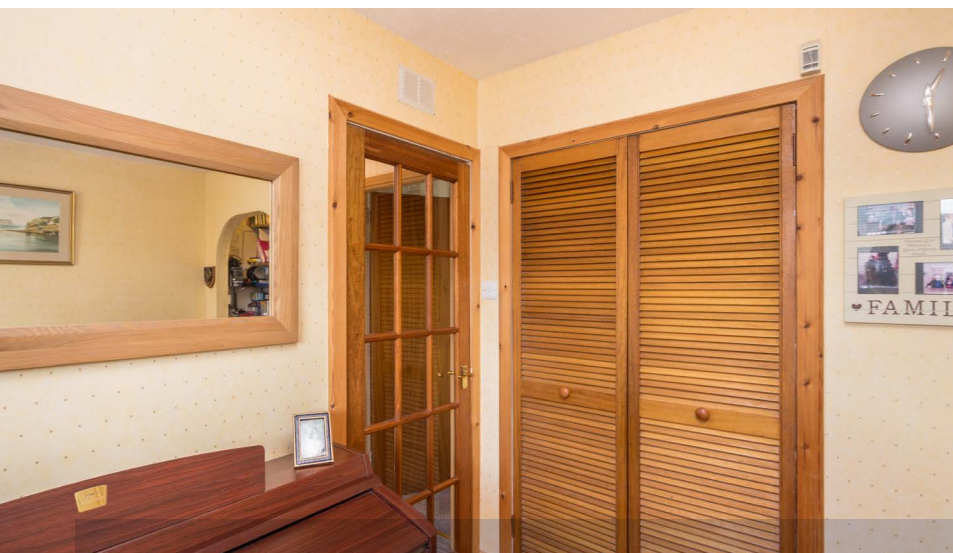




## lower bedrooms



Also, to this level, you will find two large double bedrooms and a three-piece family shower room.

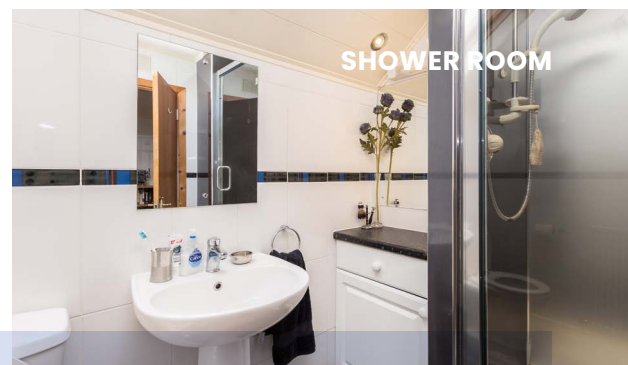




## upper bedrooms



The first floor is reached by a solid wooden staircase which provides access to two double bedrooms. There is also a lovely three-piece bathroom and vanity unit. The first floor also includes loft access.



SHOWER ROOM

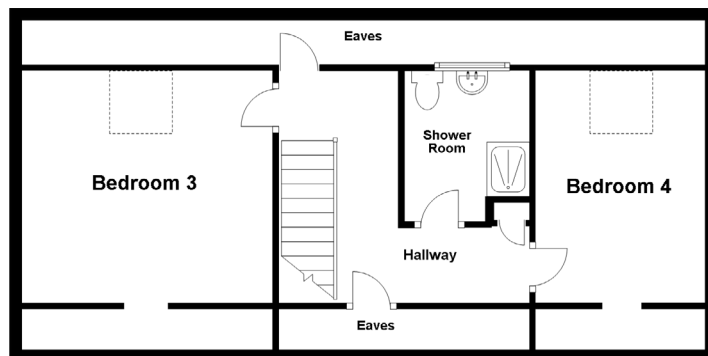
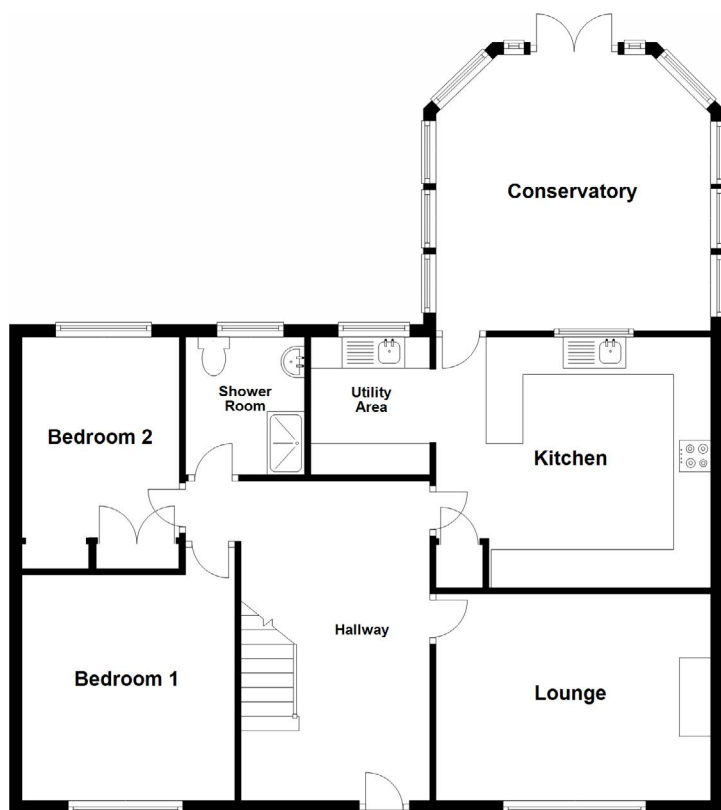




There are private garden grounds to the front, side and rear, including a large driveway and a large garage. The attractive secluded garden includes a patio area that has ample space for outdoor family living.







# Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	4.40m (14'5") x 4.00m (13'1")
Conservatory	4.40m (14'5") x 4.39m (14'5")
Utility Area	2.20m (7'3") x 1.90m (6'3")
Shower Room	2.20m (7'3") x 1.90m (6'3")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	3.70m (12'2") x 2.51m (8'3")

Bedroom 3	4.00m (13'1") x 3.30m (10'10")
Bedroom 4	3.30m (10'10") x 2.70m (8'10")
Shower Room	2.40m (7'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £2500

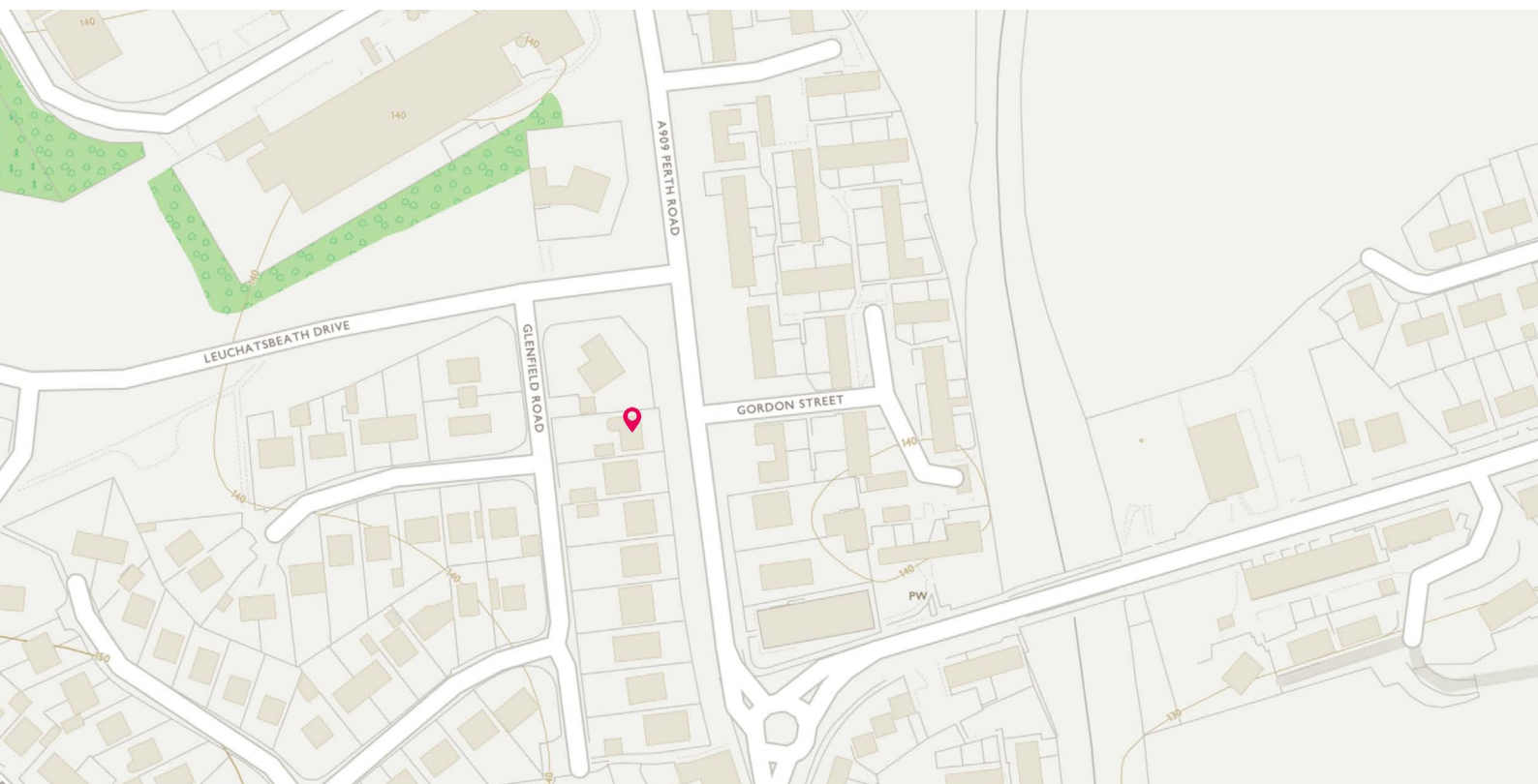






Located close to the junction of the M90 and A92, a few miles east of Dunfermline and approximately 10 minute's walk from Cowdenbeath Train Station. Shopping for everyday requirements is locally available as is the local post office and doctors surgery.

The rest of Fife is on your doorstep with the coastal path stretching from Kincardine to Newburgh and the Lomond Hills act as a backdrop. With the opening of the new Forth Crossing, commuting is much easier for those who wish to live in the Kingdom of Fife and work in Edinburgh.



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