

# 17 Ewing Street

COWDENBEATH, FIFE, KY4 9RS



*WONDERFUL THREE BEDROOM HOUSE LOCATED IN A  
QUIET CUL-DE-SAC WITH GENEROUS GARDEN GROUNDS*



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17 Ewing Street is a delightful semi-detached villa in move-in condition. The present owners have upgraded the property both inside and out and are in excellent order. The property has a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window and French doors to the rear. To the rear, there is a fully fitted kitchen/dining area with a full range of floor, and wall-mounted units and French doors leading out to the landscaped rear gardens.









There are three double bedrooms on the upper level, all of which are good sizes and offer space for free-standing furniture. The stunning bathroom is also located on the upper level and has a WC, wash hand basin, and walk-in shower complete with splash-back. The property benefits from double glazing and gas central heating. The attic area is partially floored for access.







**Bedroom 2**





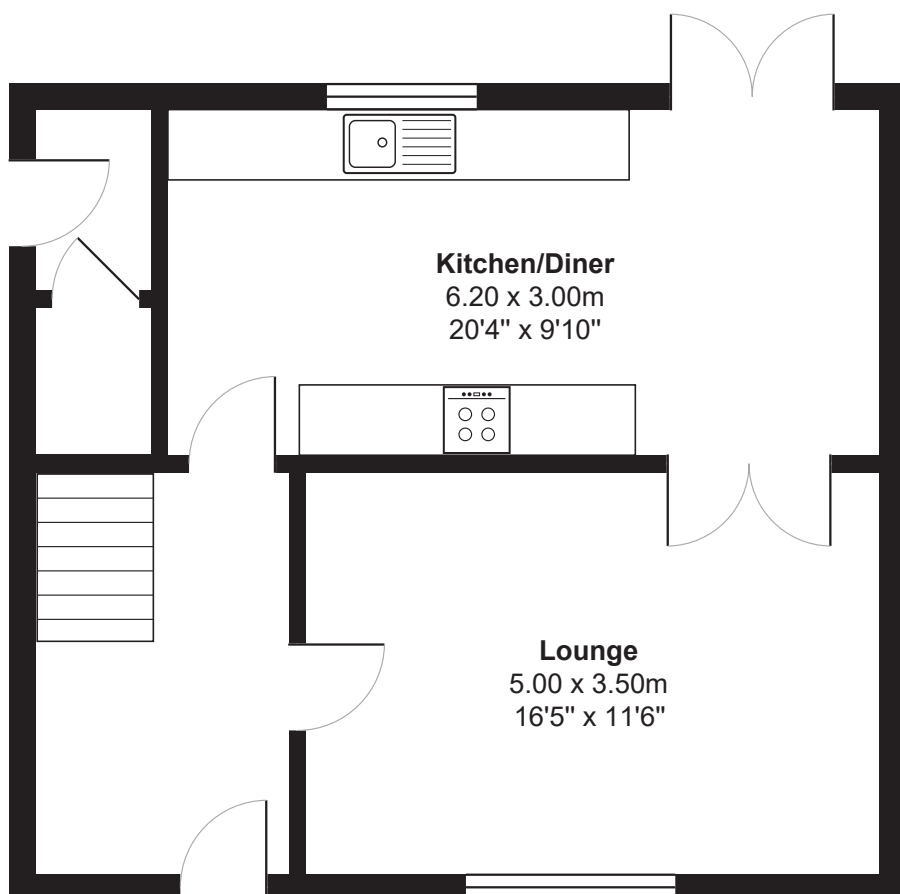
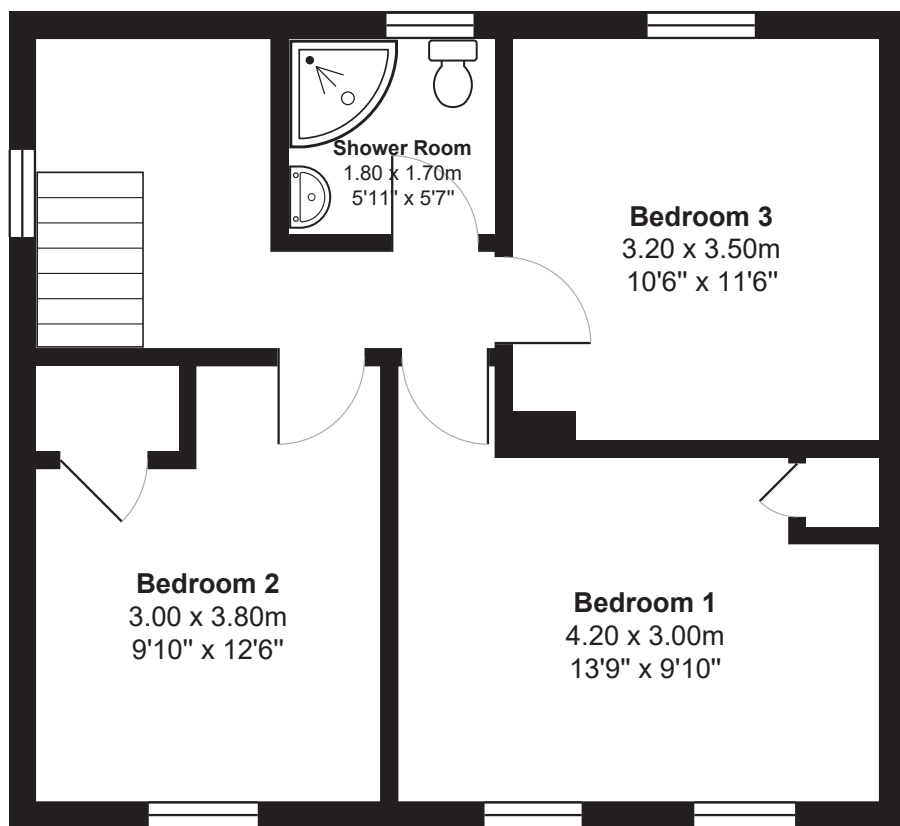


**Bedroom 3**









Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>

EPC Rating: D



The gardens to the rear have been landscaped and are low maintenance with a central pathway and decking section to the rear, all of which are fully enclosed by a wooden slatted fence. Off-street parking is provided by a long driveway.

Viewing is highly recommended to appreciate the accommodation on offer.







## LOCHORE MEADOWS COUNTRY PARK

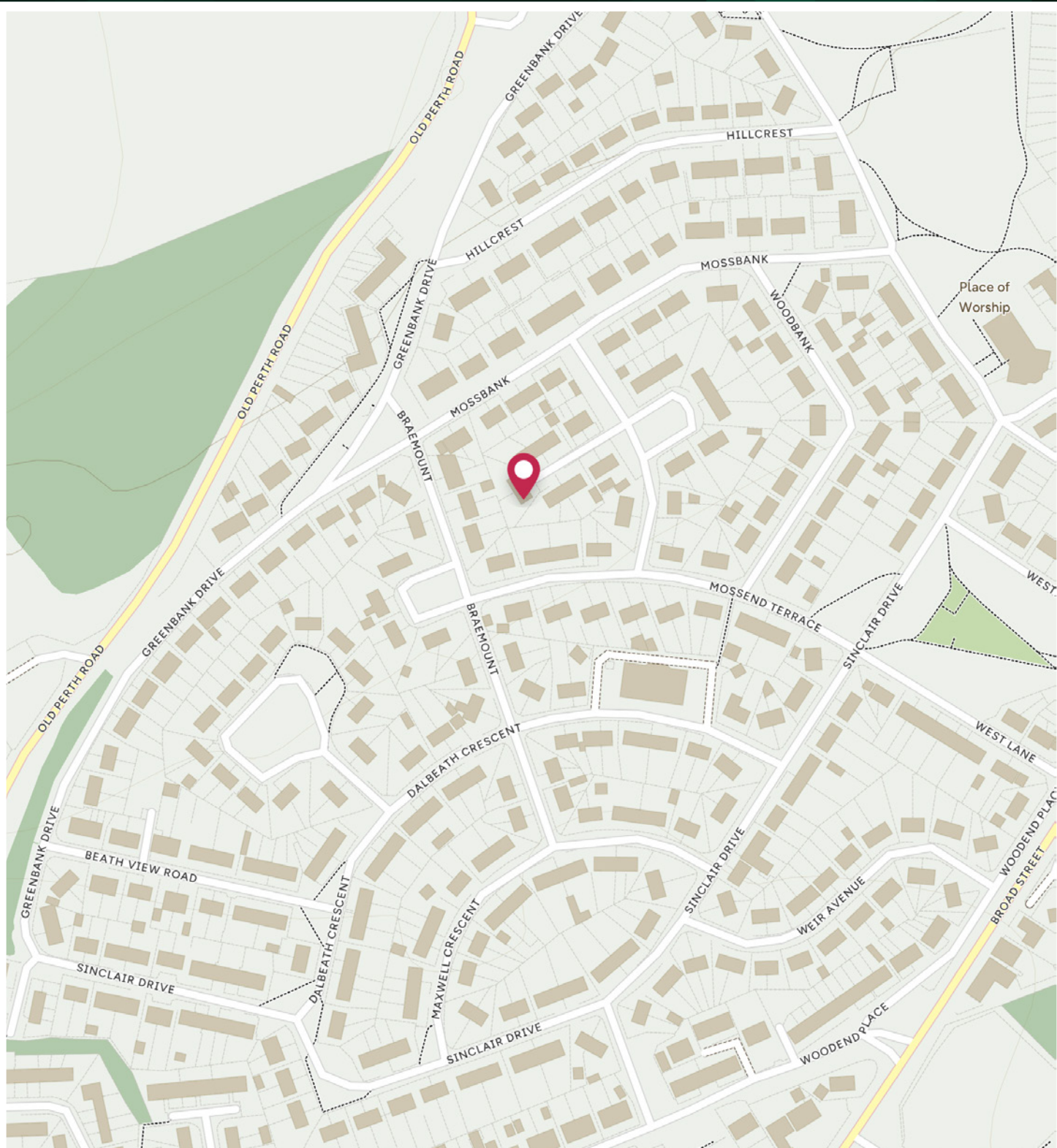
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Cowdenbeath lies in south-western Fife, It is some 5 miles north-east of Dunfermline and 18 miles north of the capital, Edinburgh. Cowdenbeath has its own railway station situated just off the High Street, is on the Fife Circle Line with a half-hourly 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, where Ian Rankin, the author of the Inspector Rebus novels attended. 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. 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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