



*EXCELLENT FIRST TIME BUYERS
PURCHASE OR BUY-TO-LET INVESTMENT*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





4 Park Street is a delightful first-floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well-maintained by the current owner and is in move-in condition.

Access is to the side of the building into an internal stairway which leads to the upper landing with ample storage. The bright and spacious lounge is pleasantly located at the front of the property, with a feature window flooding the room with light.

The Property



The kitchen/dining room features a range of floor and wall-mounted units with windows overlooking the rear garden.

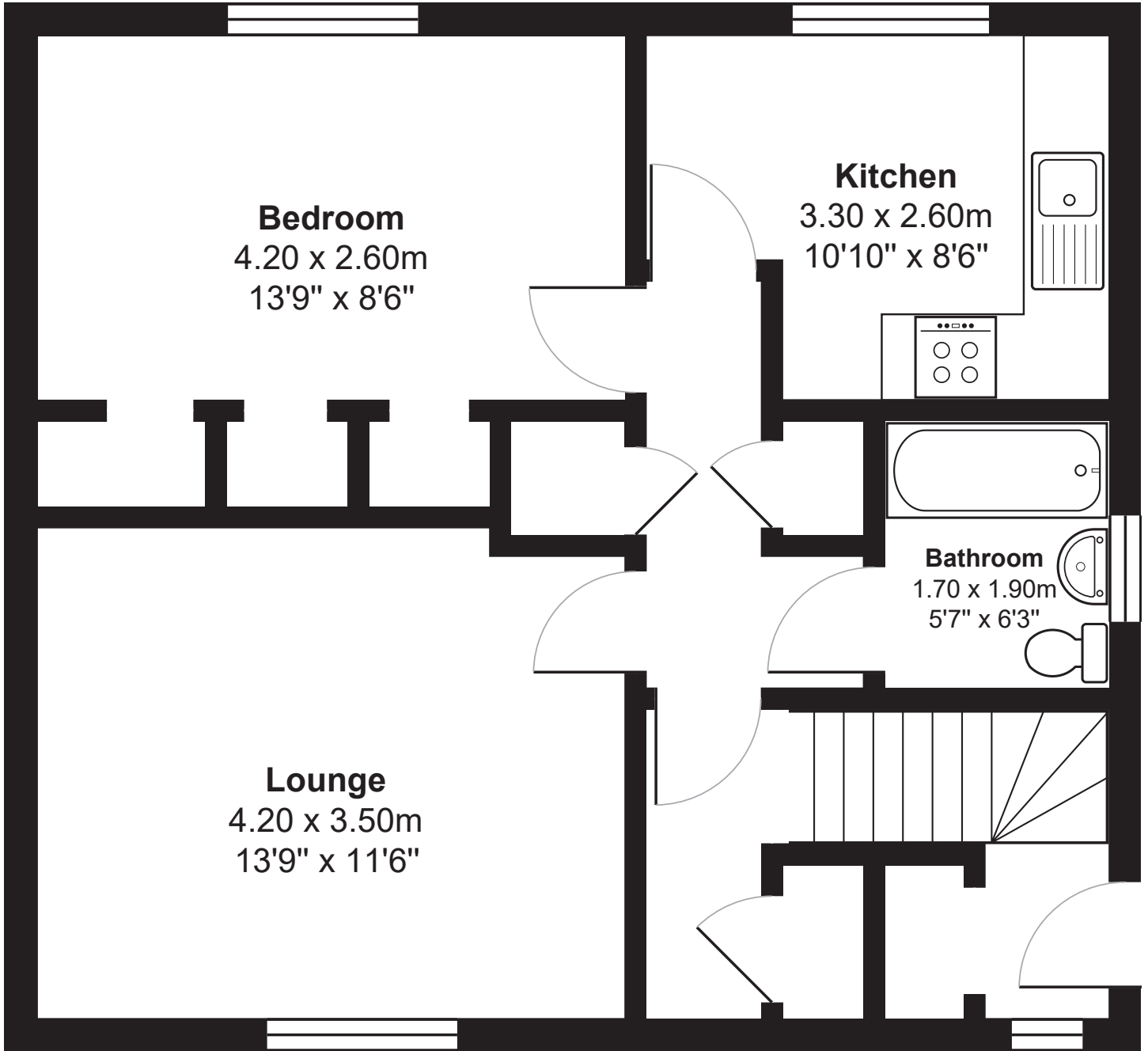




There is a spacious master bedroom, which is double in size, the master bedroom benefits from space for free-standing furniture if required. The modern family bathroom with a shower is fully tiled, which completes the accommodation.







Gross internal floor area (m²): 55m²

EPC Rating: C



The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate the accommodation on offer.



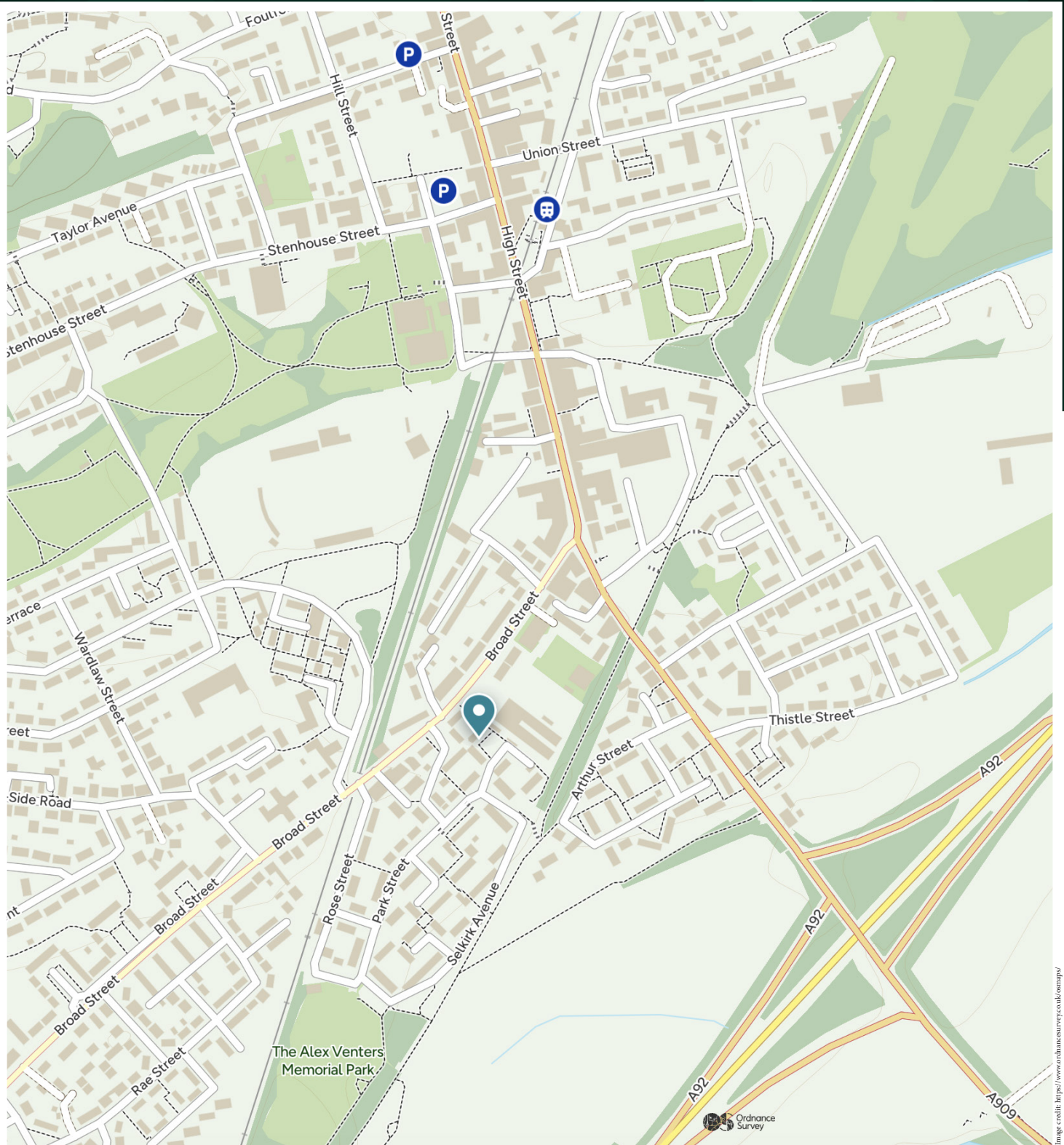


LOCHORE MEADOWS COUNTRY PARK

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, 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 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.