

67 Copeland Crescent

COWDENBEATH, KY4 8LE



A lovely two-bedroom home in a popular residential location



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Viewing is essential to fully appreciate this property. 67 Copeland Crescent is a delightful and spacious two-bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owner and is in move-in condition.

THE LOUNGE



There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window. The fully fitted kitchen is to the rear and has a full range of floor and wall-mounted units and a rear door leading out to the landscaped gardens.

THE KITCHEN





On the upper level, there are two good-sized bedrooms with built-in storage. The well-designed family shower room with a walk-in power shower completes the internal accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

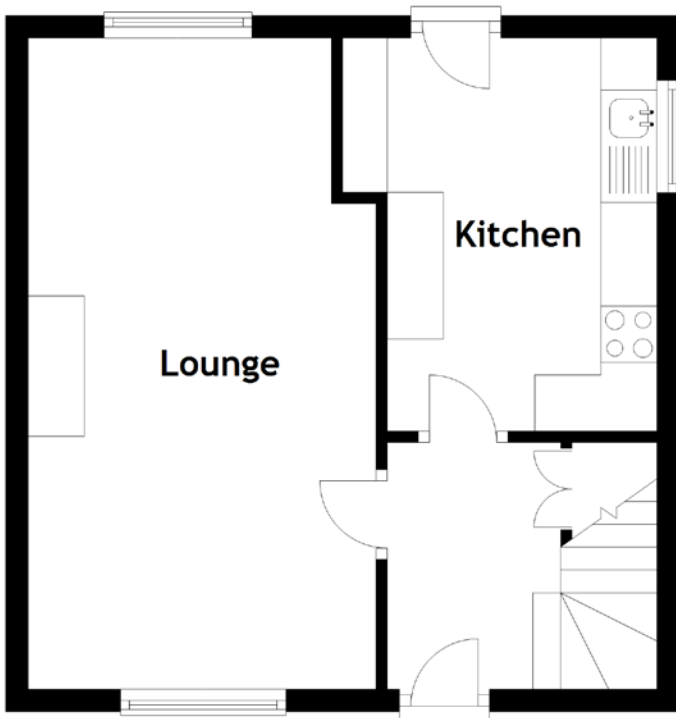


Ample off-street parking is provided by a driveway. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment. The property further benefits from double glazing, an alarm system and gas central heating.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

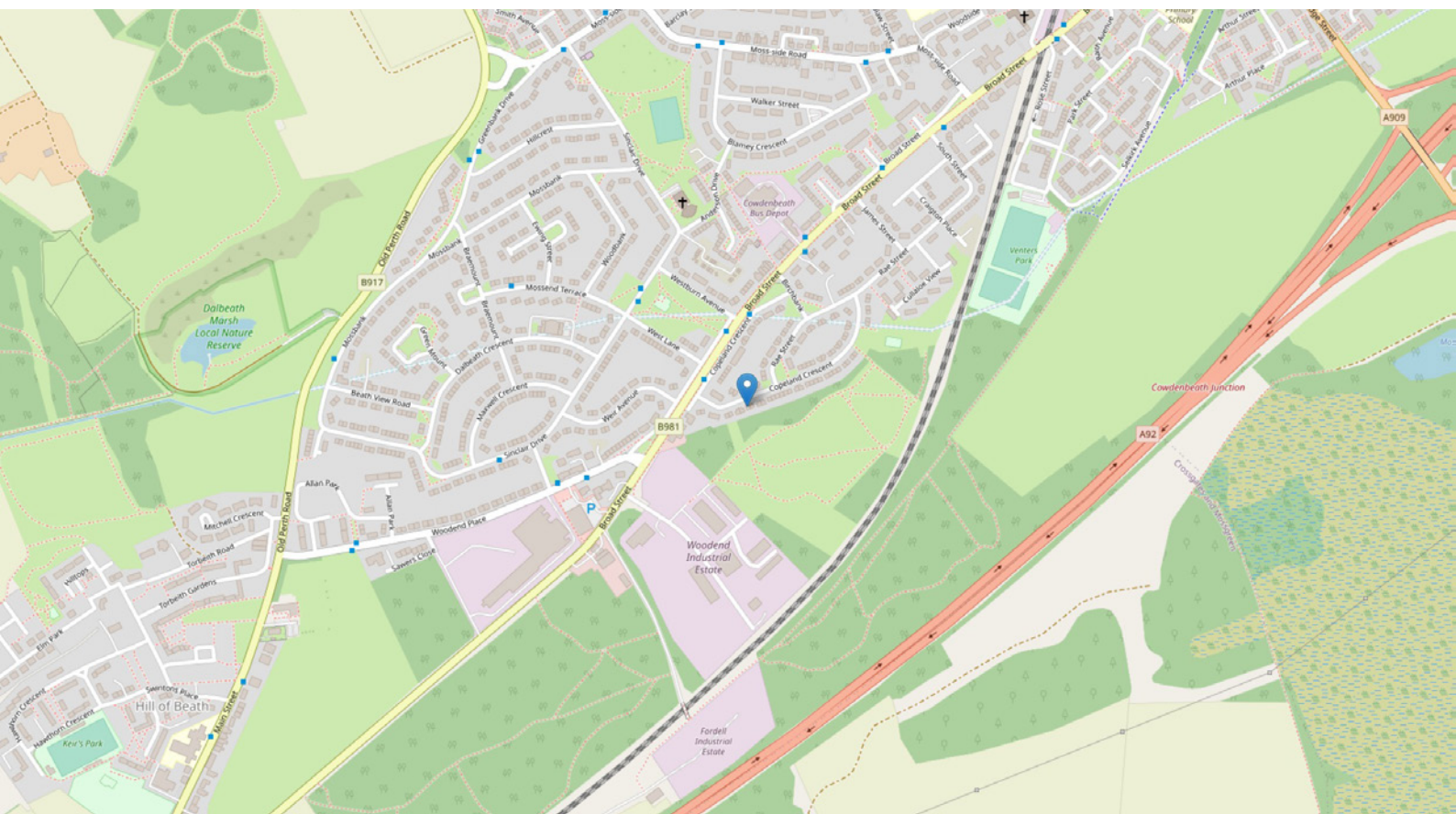


Approximate Dimensions
(Taken from the widest point)

Lounge 5.80m (19') x 3.10m (10'2")
Kitchen 3.50m (11'6") x 2.60m (8'7")

Bedroom 1 4.60m (15'1") x 2.80m (9'2")
Bedroom 2 3.60m (11'10") x 2.90m (9'6")
Shower Room 1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 66m² | EPC Rating: C



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, 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 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.



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THE SUNDAY TIMES
THE TIMES



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