



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**8 Farm View**

HILL OF BEATH, COWDENBEATH, KY4 8FN



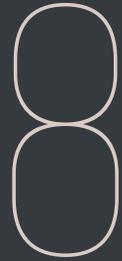
# AREA

## COWDENBEATH

FIFE

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 & 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.

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. 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.



# FARM VIEW

HILL OF BEATH, COWDENBEATH

This superb, recently constructed end terraced villa offers spacious accommodation and an enviable location. The front door opens to the vestibule. The lounge offers elegant proportions with a front-facing window providing an abundance of natural daylight. The décor is warm and inviting with carpet underfoot for comfort.

The dining kitchen is well appointed with ample units at both floor and wall level creating an elegant and sophisticated room for entertaining. Ample space for a dining table and chairs make this the heart of the home and glazed, French doors make it easy to extend the living space into the garden. The guest cloakroom and utility area complete the accommodation on this level.

A luxuriously carpeted staircase rises to the first floor. Here we find three bedrooms and a family shower room. The main bedroom has the benefit of built-in wardrobes with mirrored doors. The shower room is beautifully appointed with a walk-in shower enclosure and vanity units for storage. The hall, stairs and bedrooms have been carpeted to create a luxurious feel.

The enclosed back garden includes a patio area outside the French doors from the dining room and is landscaped with pebbles and stone to create an easily maintained area. To the front is parking.



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.00m (13'2") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 3.20m (10'6")
Bedroom 1	4.00m (13'1") x 2.60m (8'6")
Bedroom 2	2.90m (9'6") x 2.40m (7'11")
Bedroom 3	2.40m (7'11") x 2.30m (7'6")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Utility	1.90m (6'3") x 1.10m (3'7")
WC	1.80m (5'11") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>  
EPC Rating: B

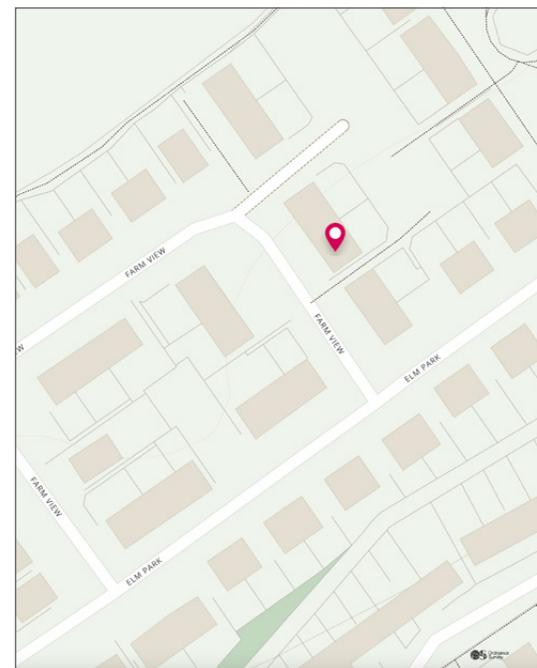
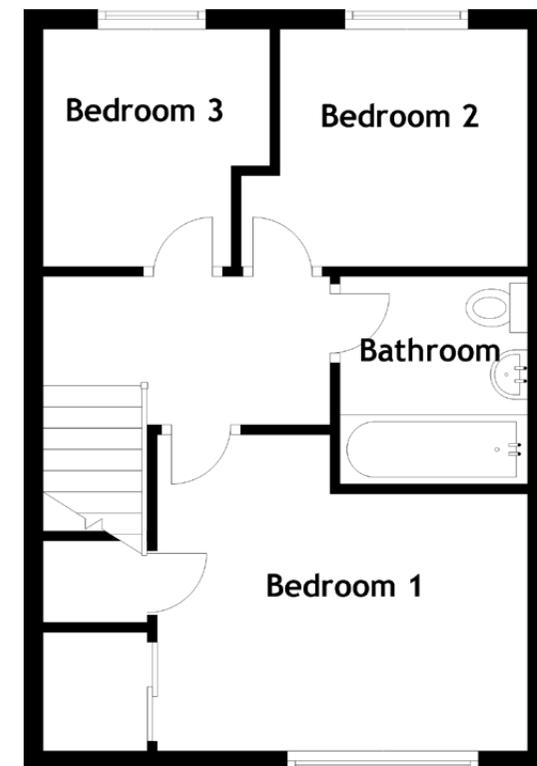
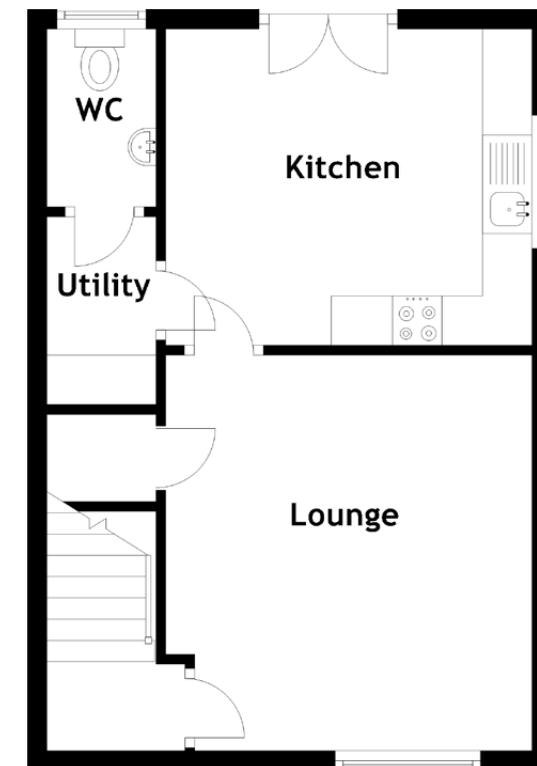


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 THE SCOTSMAN



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