

23 Torbeith Gardens

HILL OF BEATH, COWDENBEATH, FIFE, KY4 8DU



*A wonderful two-bedroom home in
a prominent position*



01383 660 570



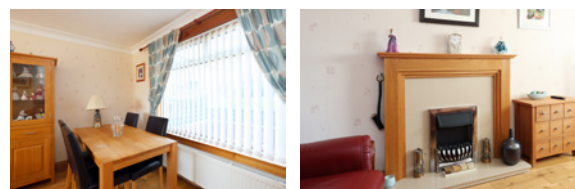
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23 Torbeith Gardens is a delightful two-bedroom home in excellent order throughout. The property has been upgraded and would make a fantastic purchase for a first-time buyer or young family.

THE LOUNGE



There is a welcoming reception hall with stairs leading to the upper level and access to the lounge and kitchen. The lounge is a good size and has front and rear-facing windows with ample space for a dining table and chairs.

THE KITCHEN



The fully fitted kitchen is to the rear with a full range of floor and wall-mounted units and a rear door leading out to the landscaped gardens.





There are two double bedrooms and a box room on the upper level all of which are a good size. The family bathroom is also located on the upper level and has a white suite comprising of a bath, WC and wash hand basin complete with tiling. The property features double glazing and gas central heating.

THE BATHROOM



BEDROOM 1



BEDROOM 2 & THE BOX ROOM

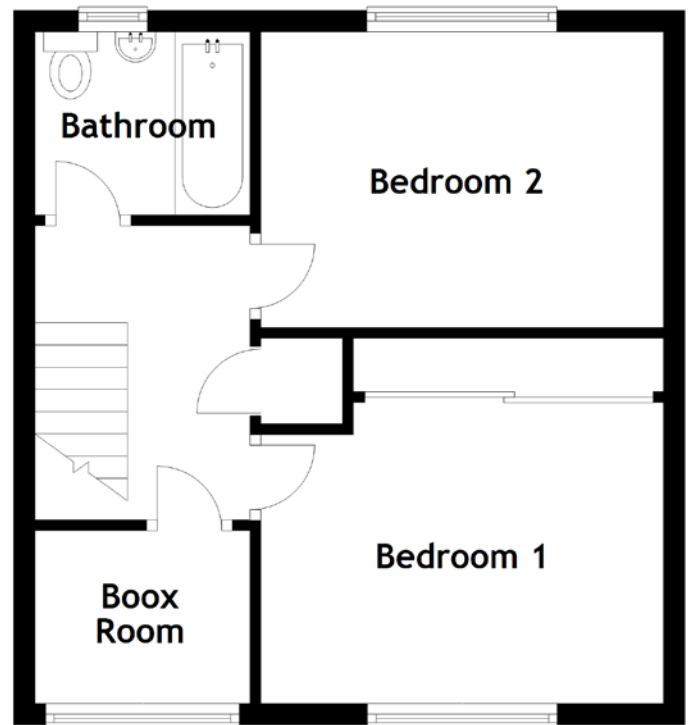
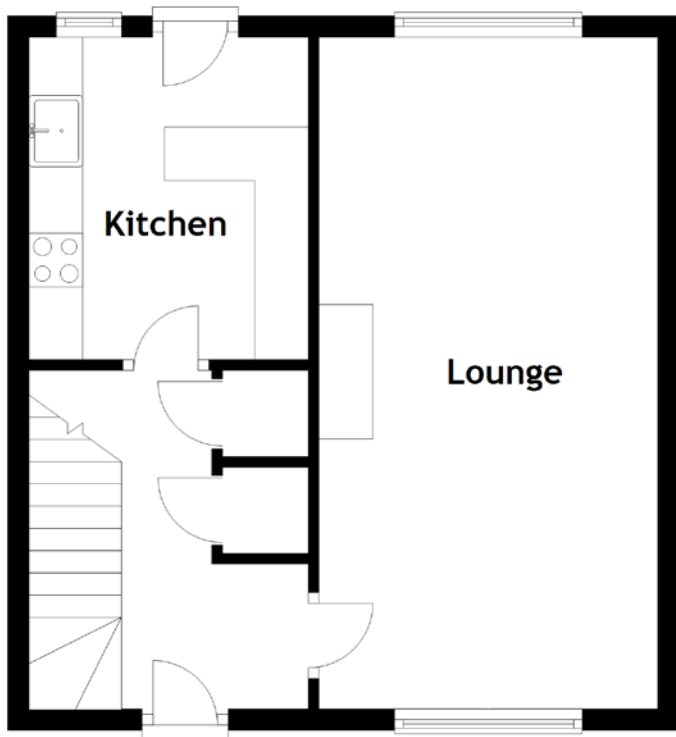


The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence. The property further benefits from a garage and ample on-street parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



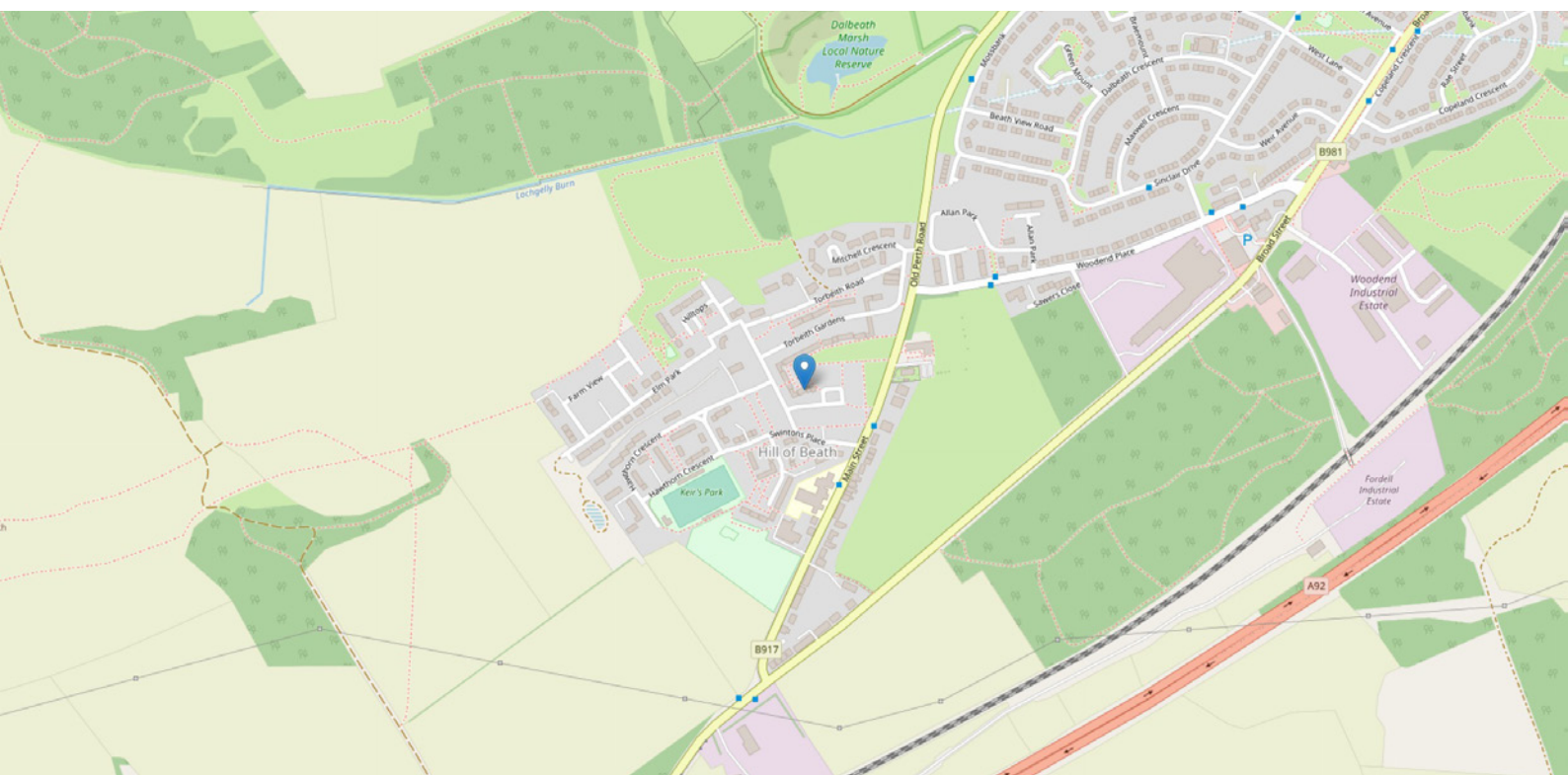
Approximate Dimensions (Taken from the widest point)

Lounge	6.25m (20'6") x 3.15m (10'4")
Kitchen	3.00m (9'10") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	3.75m (12'4") x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 2.75m (9')
Boox Room	2.00m (6'7") x 1.61m (5'3")

Gross internal floor area (m²): 72m²

EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Hill of Beath is a hill and a village in Fife, Scotland just outside Dunfermline and joined to Cowdenbeath. Cowdenbeath is centrally situated in southwest Fife and commuters benefit from its convenience to the neighbouring towns of Glenrothes, Kirkcaldy, Dunfermline and Lochgelly.





There are good bus services to these centres in addition to which there are regular train services from the local station to Edinburgh and all stops on the Fife circle. Quick access can be gained to the A92 which offers direct access onto the M90 motorway network linking to Edinburgh in the south and Perth and Dundee to the north.

The town is also well served by a good range of retail outlets and has a lovely community feel. Some of the best recreational and social facilities in the county are to be found at the nearby Lochore Meadows Country Park and other local areas of natural beauty. There are good opportunities for sailors, anglers, golfers and walkers. In addition, the varied attractions to be found at Fife Leisure Park at Jct 3 of the M90 are only a short drive away.



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