

1 Wyre Hayes

MAIN STREET, HILL OF BEATH, FIFE, KY4 8DW



LOVELY TWO
BEDROOM COTTAGE



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Nestled in the heart of Hill of Beath, this charming semi-detached cottage offers a perfect blend of traditional character and modern convenience.

Enter the property from the rear into the spacious kitchen. The kitchen, accessed through a convenient rear entrance, is well-equipped with ample wall and base units.





The lounge/dining area is bathed in natural light and features a beautiful focal fireplace. This space can also accommodate a table for family dining.





There are two generous double bedrooms, one with built-in storage away, along with a fully tiled three-piece family bathroom.

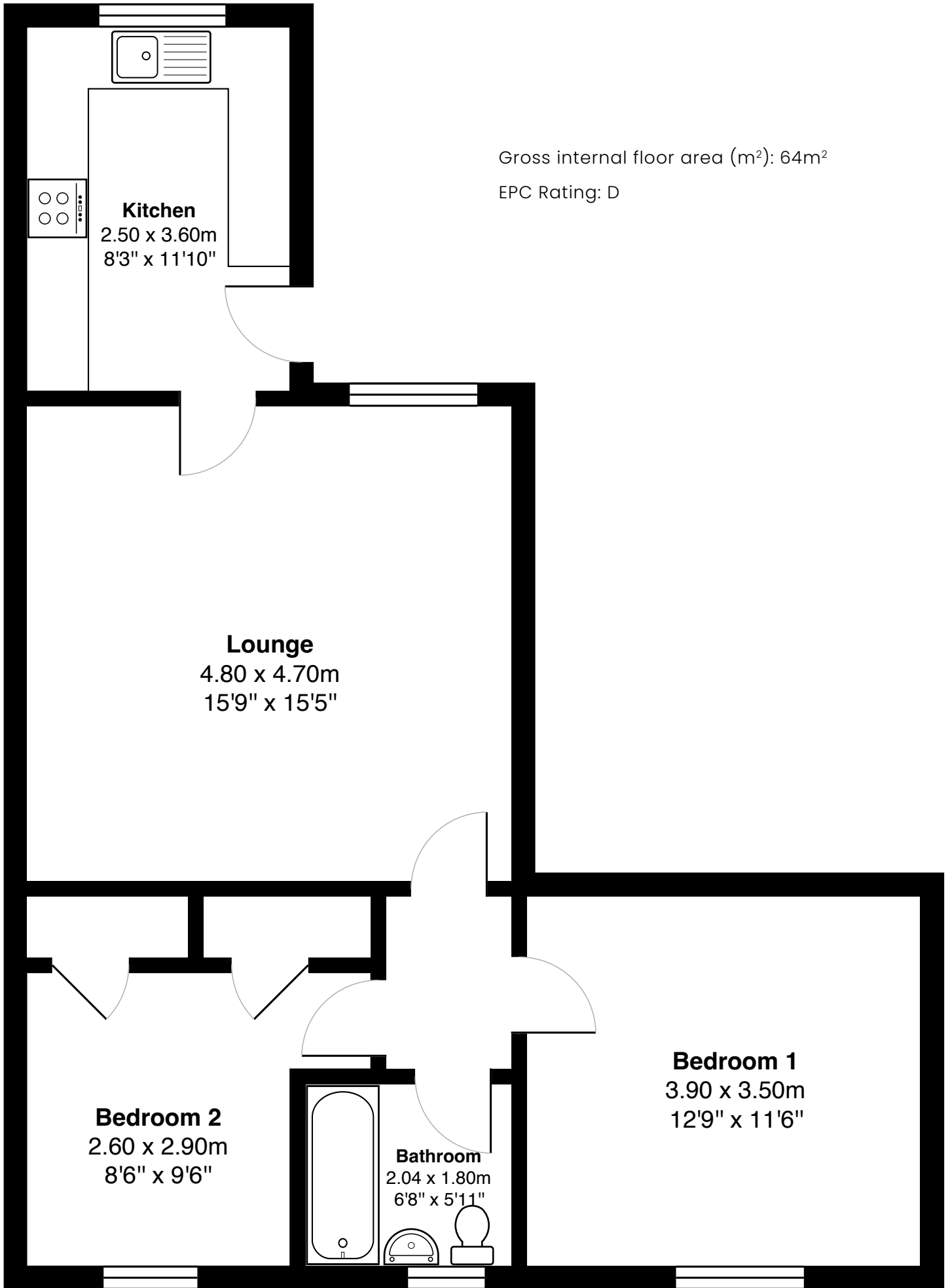






Bedroom 2





Gross internal floor area (m²): 64m²

EPC Rating: D

Kitchen
2.50 x 3.60m
8'3" x 11'10"

Lounge
4.80 x 4.70m
15'9" x 15'5"

Bedroom 2
2.60 x 2.90m
8'6" x 9'6"

Bathroom
2.04 x 1.80m
6'8" x 5'11"

Bedroom 1
3.90 x 3.50m
12'9" x 11'6"



The enclosed rear gardens provide a safe, private space for children and pets, and a single garage offers off-street parking. With easy access to local amenities, including primary and high schools, this delightful home is ready to welcome you. Viewing is highly recommended!





LOCHORE MEADOWS COUNTRY PARK

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.

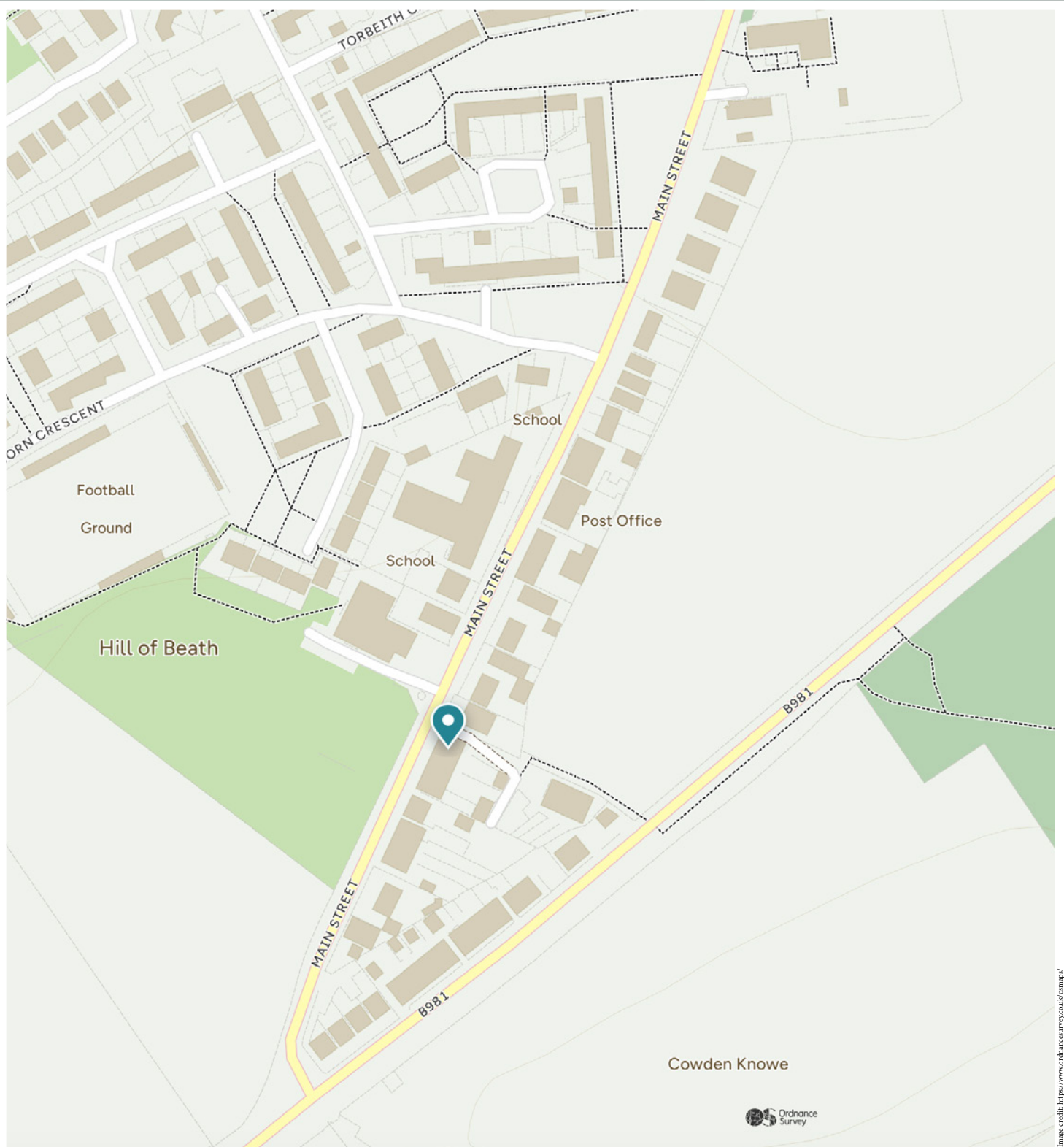


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

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.