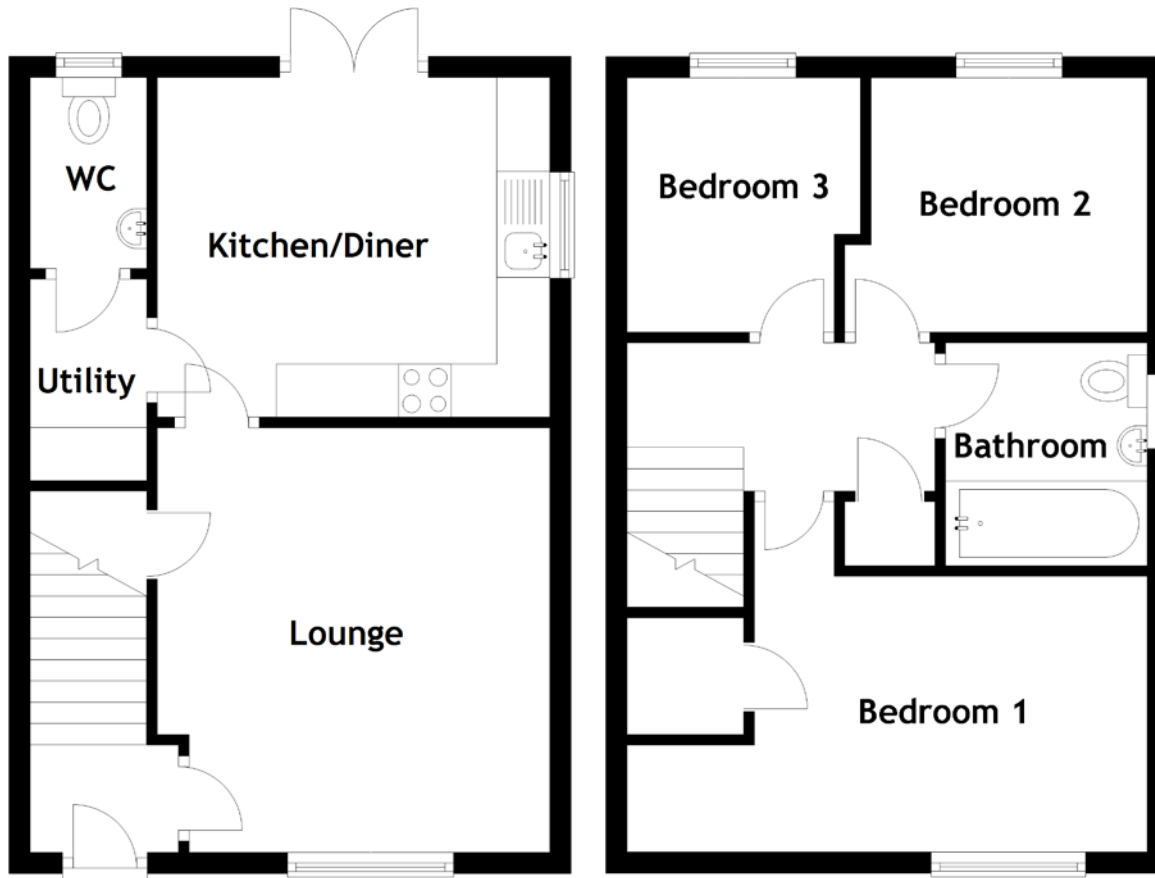


# 40 Elm Park

HILL OF BEATH, COWDENBEATH, KY4 8FA



Approximate Dimensions  
(Taken from the widest point)

|               |                                |
|---------------|--------------------------------|
| Lounge        | 4.00m (13'1") x 3.70m (12'2")  |
| Kitchen/Diner | 3.70m (12'2") x 3.20m (10'6")  |
| Utility       | 1.90m (6'3") x 1.10m (3'7")    |
| WC            | 1.80m (5'11") x 1.10m (3'7")   |
| Bedroom 1     | 4.90m (16'1") x 3.30m (10'10") |
| Bedroom 2     | 2.40m (7'10") x 2.00m (6'7")   |
| Bedroom 3     | 2.40m (7'10") x 2.30m (7'7")   |
| Bathroom      | 2.10m (6'11") x 1.90m (6'3")   |

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>

EPC Rating: D