

130 Barclay Street

COWDENBEATH, KY4 9LD



*Beautiful two bedroom villa in
walk-in condition*



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130 Barclay street is a delightful ground floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in move-in condition.

THE LOUNGE



Access is to the front of the building into an internal vestibule which leads to the hallway with ample storage. The bright and spacious lounge is pleasantly located to the front of the property, with feature window flooding the room with light.

THE KITCHEN



The kitchen/dining room has ample floor and wall units with access to the secluded rear gardens.



BEDROOM 1

There are two good sized bedrooms which are all double in size, with the master bedroom benefiting from space for free standing furniture if required.



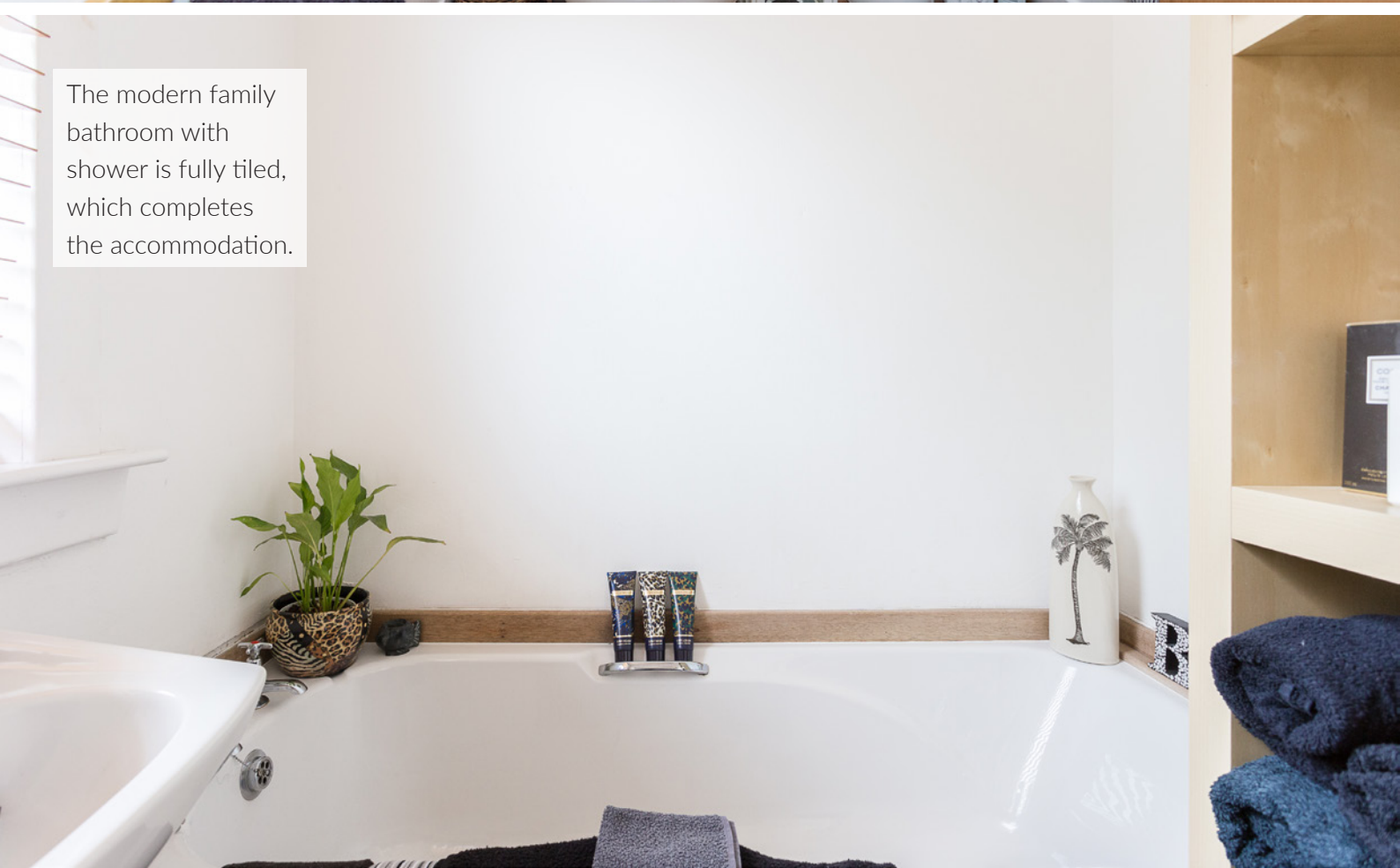
BEDROOM 2



THE BATHROOM



The modern family bathroom with shower is fully tiled, which completes the accommodation.

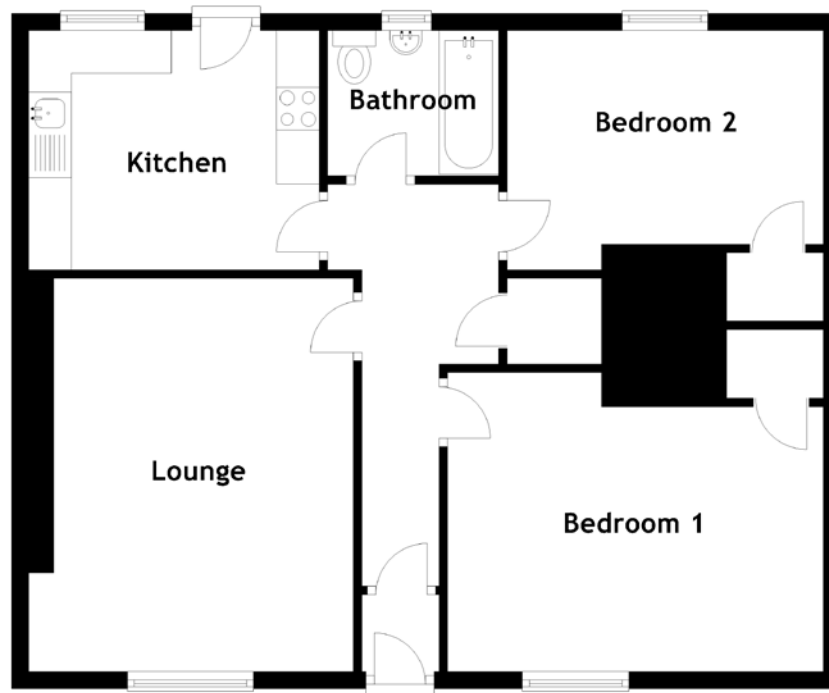


The property benefits from double glazing, gas central heating and a summer house. Viewing is recommended to appreciate the accommodation on offer.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



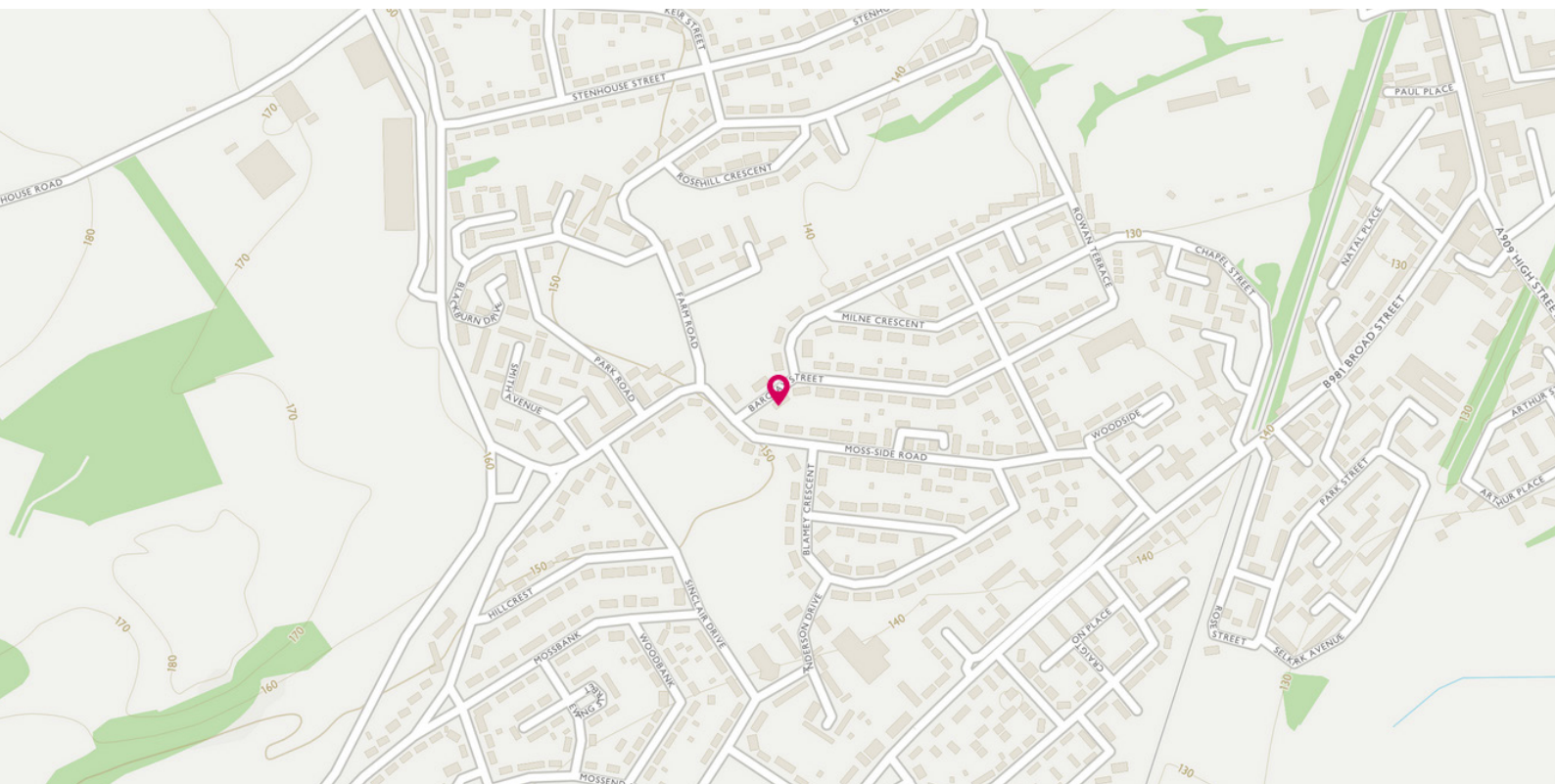
Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	3.40m (11'2") x 2.80m (9'2")
Bedroom 1	4.40m (14'5") x 3.50m (11'6")
Bedroom 2	3.70m (12'2") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 115m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION



Located close to the junction of the M90 and A92, a few miles east of Dunfermline and approximately 10 minute's walk from Cowdenbeath Train Station. Shopping for everyday requirements is locally available as is the local post office and doctors surgery.

The rest of Fife is on your doorstep with the coastal path stretching from Kincardine to Newburgh and the Lomond Hills act as a backdrop. With the opening of the new Forth Crossing, commuting is much easier for those who wish to live in the Kingdom of Fife and work in Edinburgh.

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