



**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*

**3a Taylor Avenue, Cowdenbeath, KY4 9BW**  
Offers Over £199,950



Superbly presented and well proportioned semi detached villa with garage conversion enjoying a pleasant location within popular residential area convenient for local amenities. Entrance hall, Downstairs WC, Lounge, Kitchen, Dining room, 3 Bedrooms (Master en-suite), Bathroom. Double glazing. Gas central heating. Generously proportioned gardens to the front, side and rear. Driveway. Electric car charging port. Modern decor throughout. Attractive wood finishings throughout. Ideal family home in move in condition. EPC - B. Council tax - D. Freehold.

## LOCATION

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.

## PROPERTY - SEMI DETACHED VILLA

- Hall
- Lounge
- Kitchen
- Dining room
- 3 Double Bedrooms (Master en-suite)
- Family bathroom
- Lovely gardens to front, side and rear
- Gas central heating
- Double glazing
- Modern decor
- Superb family home in move in condition
- Attractive location

## ACCOMMODATION

### Hall

With doors to lounge and WC. Stairs to upper level.

### WC 2.10 m x 0.80 m / 6'11" x 2'7"

Fitted with a white suite. Front.

### Lounge 4.60 m x 3.10 m / 15'1" x 10'2"

This is a lovely sized room which has French doors leading to the garden. Double doors to kitchen. Rear

### Kitchen 6.2 m x 2.90 m / 20'4" x 9'6"

This is a modern kitchen. Large walk in storage cupboard. Open plan with dining room. Rear.

### Dining room 3.0 m x 2.9 m / 9'10" x 9'6"

This is a lovely dining room, which has been created by converting the garage. Front.

### Landing

Doors to 3 bedrooms and bathroom. Storage cupboard.

### Master Bedroom 5.00 m x 2.90 m / 16'5" x 9'6"

This is a good sized double bedroom which benefits from a built in wardrobe. Door to en-suite shower room. Front.

### En-suite Shower room 2.00 m x 1.90 m / 6'7" x 6'3"

Fitted with modern white suite. Attractive wet wall panelling. Mid.

### Bedroom 2 2.90 m x 2.90 m / 9'6" x 9'6"

The second double bedroom also has a built wardrobe. Rear.

### Bedroom 3 2.90 m x 2.70 m / 9'6" x 8'10"

The third bedroom is also of double proportions. Built in wardrobes. Rear.

### Bathroom 2.80 m x 2.20 m / 9'2" x 7'3"

Fitted with a modern white suite. Front.

### Gardens

There are lovely areas of garden ground to the front, side and rear of the property, which are fully enclosed offering a pet and child safe environment.

### DRIVEWAY

There is ample areas of parking to the front of the property. There is a very handy electric car charging port.

### HEATING

Gas central heating

### GLAZING

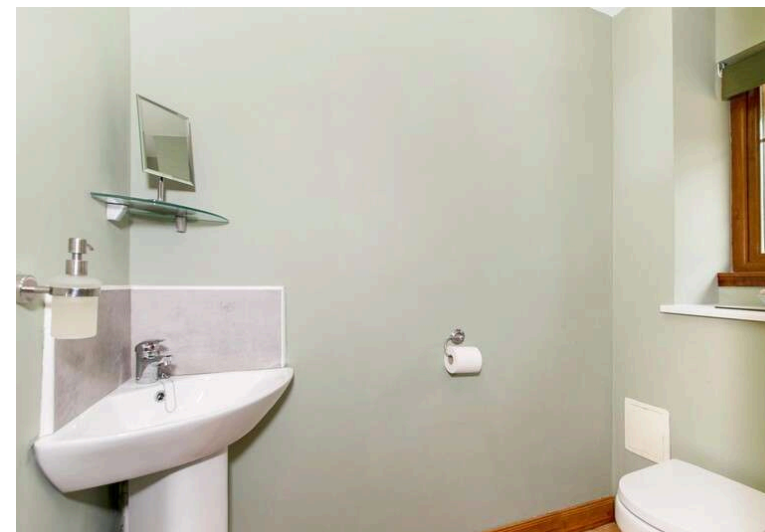
Double glazing.

### EXTRAS

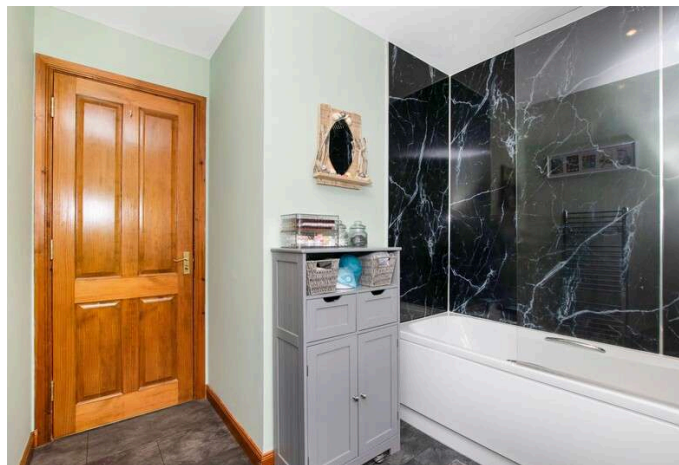
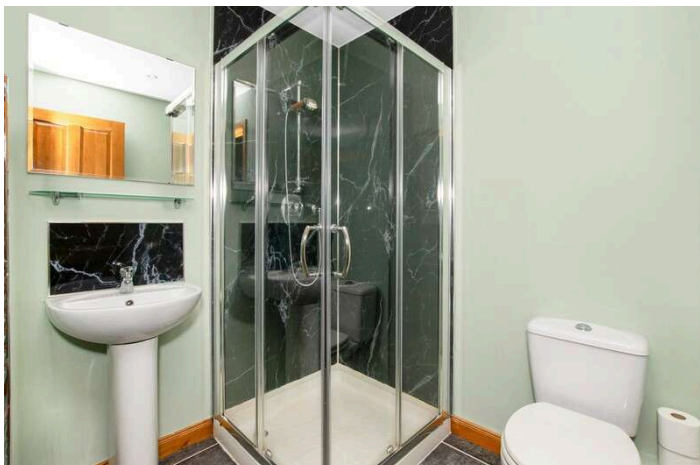
All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













### VIEWING

Contact Ross & Connel on 01383 721156

### OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

### VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

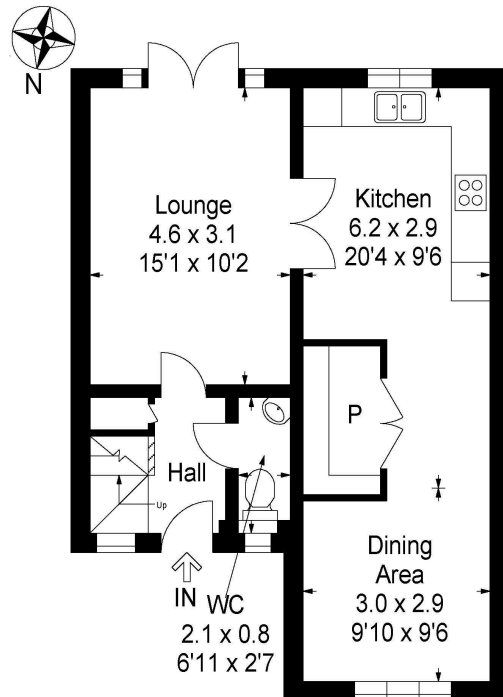
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

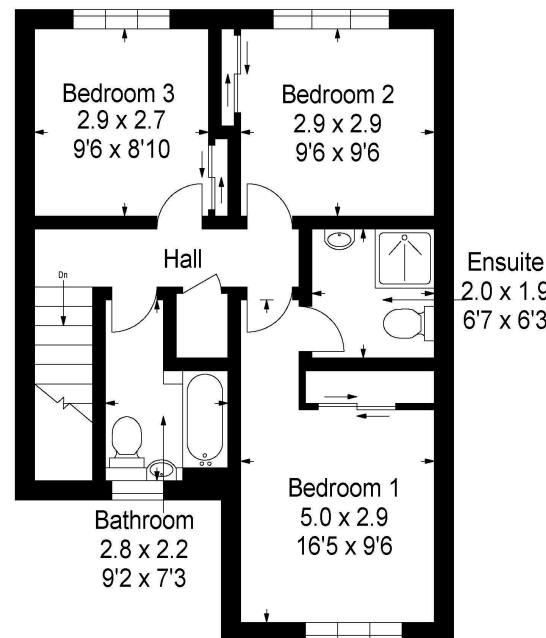
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: lsmith@ross.connel.co.uk



Ground Floor



First Floor

**vistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2024

