

30 Woodend Place

COWDENBEATH, FIFE, KY4 8ED



*BEAUTIFUL THREE BEDROOM SEMI
DETACHED BUNGALOW*



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30 Woodend Place is a unique 3-bed semi-detached home, well situated in Cowdenbeath. Internally the accommodation is in excellent decorative order and briefly comprises on the ground floor a hallway with wooden floors and stairs leading to the upper level. The lounge is situated to the front of the property with an attractive window flooding the room with natural lights.





The fully fitted modern kitchen is a pleasing design, with integrated appliances. There is ample room for a breakfast table and chairs and a door leading to the rear gardens.



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9



The dining area provides a more relaxed space to eat and leads to the sun room, with patio doors leading to the rear gardens.

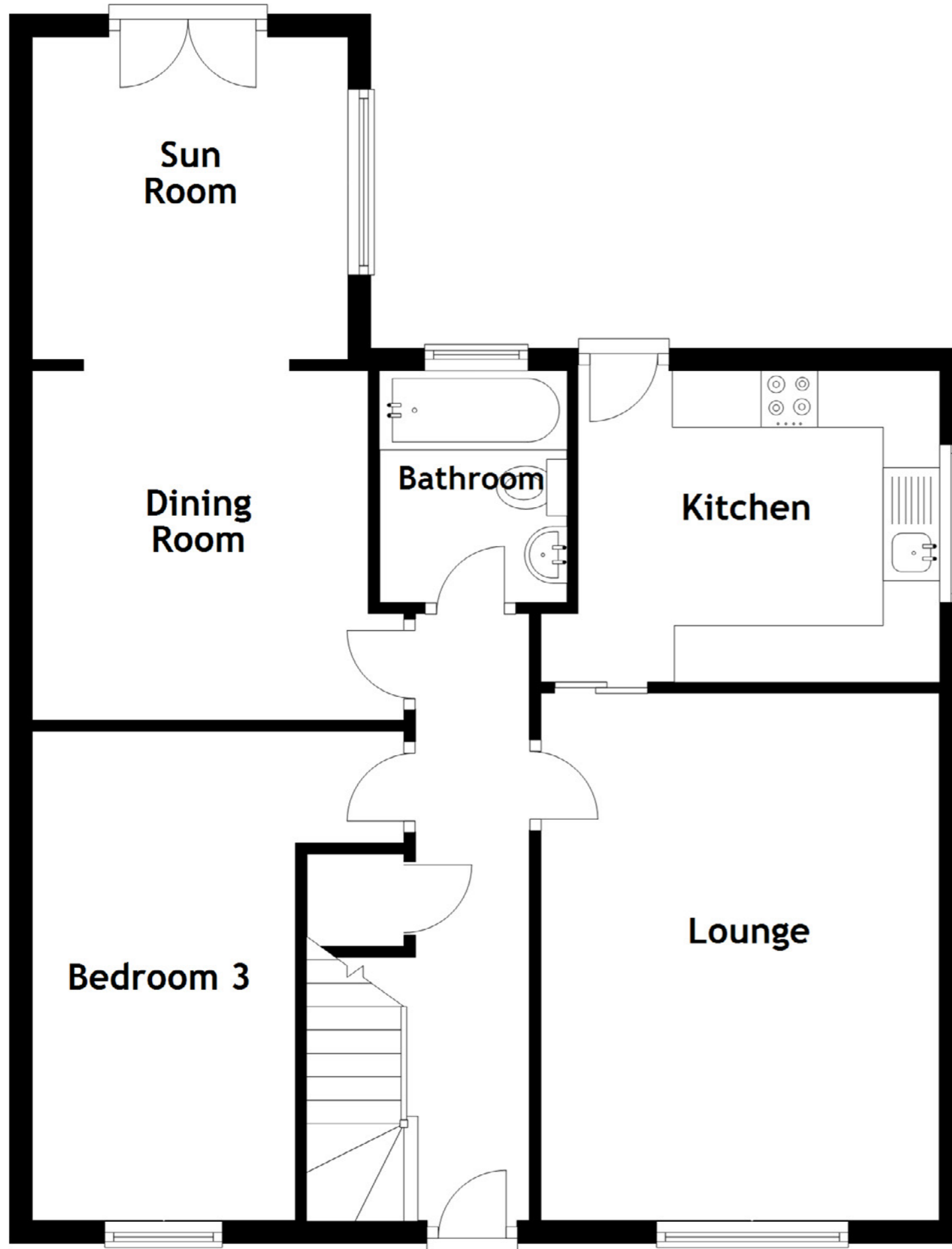


Also on this level, you will find the modern and fully tiled family bathroom. Bedroom three is located on the ground level and is double in size.



On the upper level there are two large bedrooms, all of which are double in size. The master bedroom offers a stylish en-suite shower room, which completes the accommodation on offer.

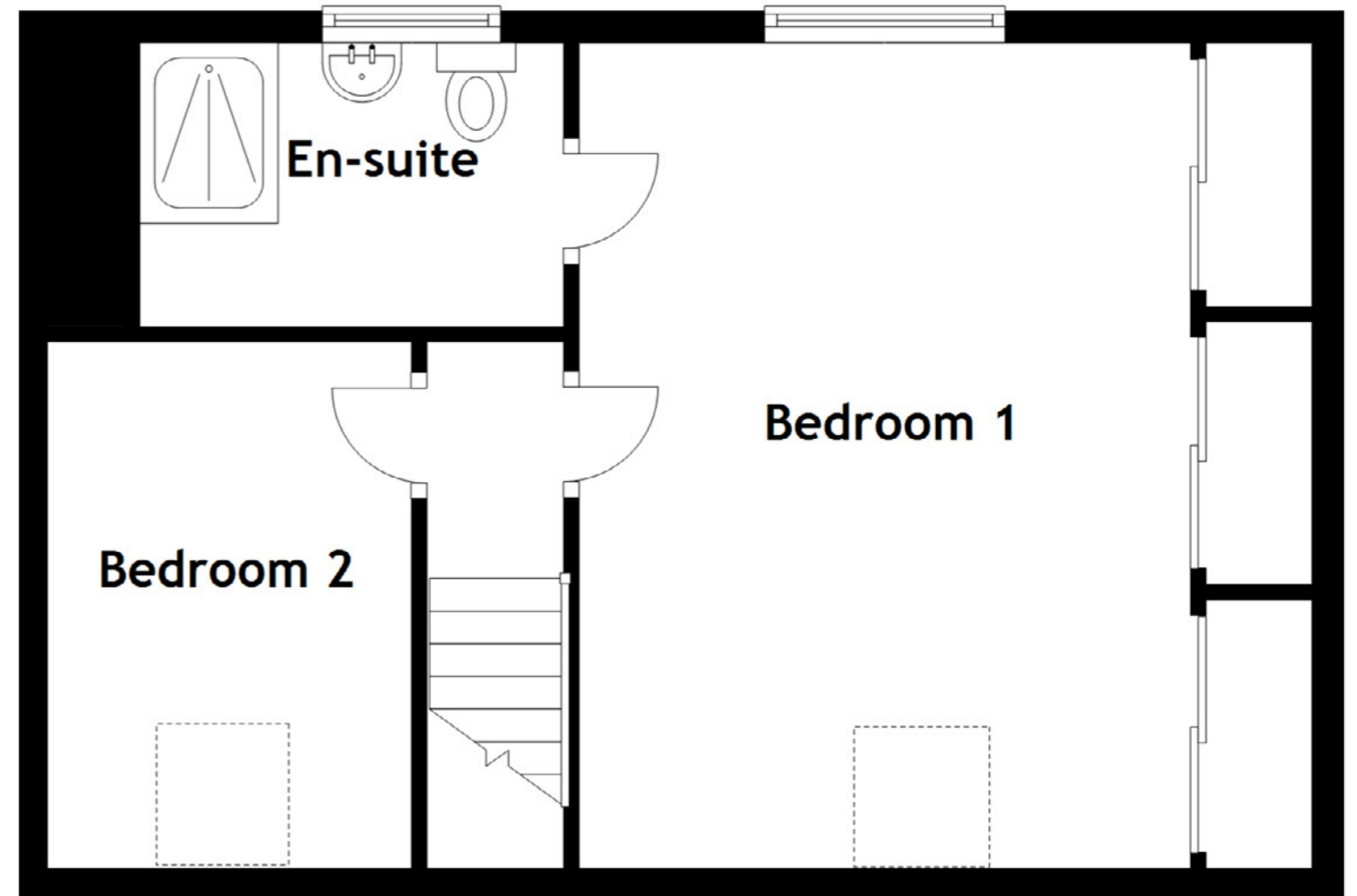
The property further benefits from gas central heating and double glazing.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.66m (15'3") x 3.52m (11'7")
Dining Room	3.09m (10'2") x 2.97m (9'9")
Kitchen	3.52m (11'7") x 2.75m (9')
Sun Room	2.85m (9'4") x 2.79m (9'2")
Bedroom 1	5.24m (17'2") x 3.87m (12'8")
Bedroom 2	3.34m (11') x 2.31m (7'7")
Bedroom 3	4.32m (14'2") x 3.28m (10'9")
Bathroom	2.05m (6'9") x 1.66m (5'5")
En-suite	2.68m (8'10") x 1.79m (5'11")

Gross internal floor area (m²): 101m²
EPC Rating: D





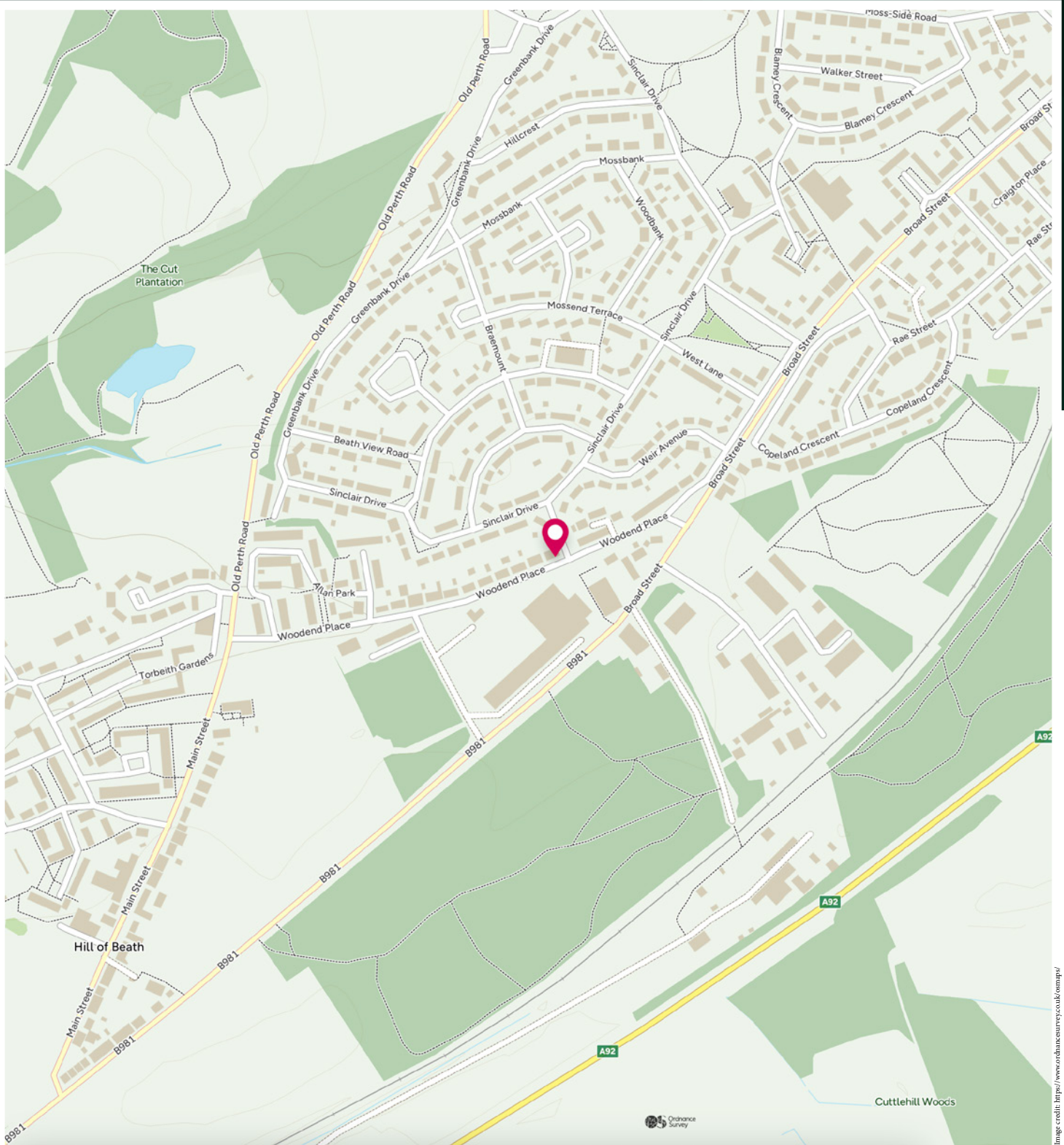
The rear gardens have been designed for easy maintenance consisting of patio and decking areas with a wooden fence providing a high degree of privacy and seclusion. A large garage is to the side of the property offering ample off-street parking. Viewing is highly recommended to appreciate the accommodation on offer.

THE LOCATION

Cowdenbeath lies in south-western Fife, It is some 5 miles north-east of Dunfermline and 18 miles north of the capital, Edinburgh. Cowdenbeath has its own railway station situated just off the High Street, is on the Fife Circle Line with a half-hourly service to Edinburgh. The nearby Halbeath Park and Ride allows for onward travel to Edinburgh, Edinburgh Airport, and Glasgow.

There are three primary schools in the town and Cowdenbeath is also served by one secondary school, Beath High School, where Ian Rankin, the author of the Inspector Rebus novels attended. Ian Rankin is just one of a number of notable people from the Town. The town offers a medical practice, library, and post office along with a good variety of shops. Cowdenbeath Leisure Centre is located next to Central Park in the centre of the town and has a swimming pool, gym, indoor sports facilities and three all-weather pitches for tennis or football. A small skatepark is situated outside the leisure centre. There are a number of playing fields situated around the town. The western perimeter of Cowdenbeath merges into the neighbouring village of Hill of Beath, and is bound by the natural landscape of the gentle slopes of the hill itself, and by Loch Fitty. The proximity of the M90 motorway to the south of Cowdenbeath, and to the east at a lesser extent also serves to define its lower boundary. The northern boundary of Cowdenbeath is characterised by a rural landscape, which merges into the Lochore Meadows Country Park, a very picturesque area that provides leisure and recreational outdoor amenities.





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