



131 BROAD STREET
COWDENBEATH, KY4 8JS

£75,000
FREEHOLD

New for sale a Beautiful & Spacious Main Door Two Double Upper Flat with Off Street Parking and Open Aspect. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal starter home comprising: Main Front & Rear Door Entry - Entrance Hall - Lounge/Diner - Modern Fitted Kitchen & Appliances - Two Double Bedrooms - Modern Bathroom/WC. Externally Bin storage area to front & hard standing Driveway/ Garden to rear. Benefitting from DG- GCH - EPC D. View Now!



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131 BROAD STREET

- BEAUTIFUL MAIN DOOR UPPER FLAT • TWO DOUBLE BEDROOMS • DG- GCH(Worcester) - EPC D - OFF STREET PARKING TO REAR • SPACIOUS LOUNGE/ DINER • FITTED KITCHEN & APPLIANCES • MODERN BATHROOM/WC • ELEVATED SOUTH FACING ASPECTS • TWO STORAGE CELLARS • HOME REPORT £80,000 • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

New for sale a Beautiful & Spacious Main Door Two Double Upper Flat with Off Street Parking and Open Aspect. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale an ideal starter home comprising: Main Front & Rear Door Entry - Entrance Hall - Lounge/Diner - Modern Fitted Kitchen & Appliances - Two Double Bedrooms - Modern Bathroom/WC. Externally Bin storage area to front & hard standing Driveway/ Garden to rear. Benefitting from DG- GCH (Worcester) - EPC D. - HOME REPORT £80,000. View Now!

LOCATION

Popular Central Fife Town approximately 3 miles North of A92 for commuting with Fife Circle Railway Halt, Mainline Bus Route, Primary Schooling & Local Shopping. The property itself sitting in a lovely corner site adjacent to an open grass play area for children & open aspects over surrounding countryside.

ENTRANCE

Exclusive front & rear main door access. 2 storage cellars located on ground floor with stairs to upper landing.

ENTRANCE HALL

Freshly presented with hatch access to part floored loft. Store cupboard.

LOUNGE/ DINER

Generous main public room. DG windows to rear with

open south facing aspects over countryside. Worcester boiler housed in store cupboard. Laminate floor.

MODERN KITCHEN

Fitted with range of modern style wall & base cabinets, wipe clean worktop, inset sink. Appliances to include Electric Cooker - Fridge- Freezer - Washing Machine. DG window to rear with open south facing aspect over countryside.

BEDROOM 1

Spacious main double bedroom. DG window to front. Laminate floor.

BEDROOM 2

Bright second double bedroom with deep wardrobe. DG window to front. Carpet.

BATHROOM/WC

Comprising bath with spray attachment, rail & curtain. Wash hand basin. Low level wc. Tiled walls. Frost DG window.

FRONT GARDEN

Shared bin storage area.

OFF STREET PARKING/ GARDEN

Enclosed hard standing area to provide off street parking & garden area.

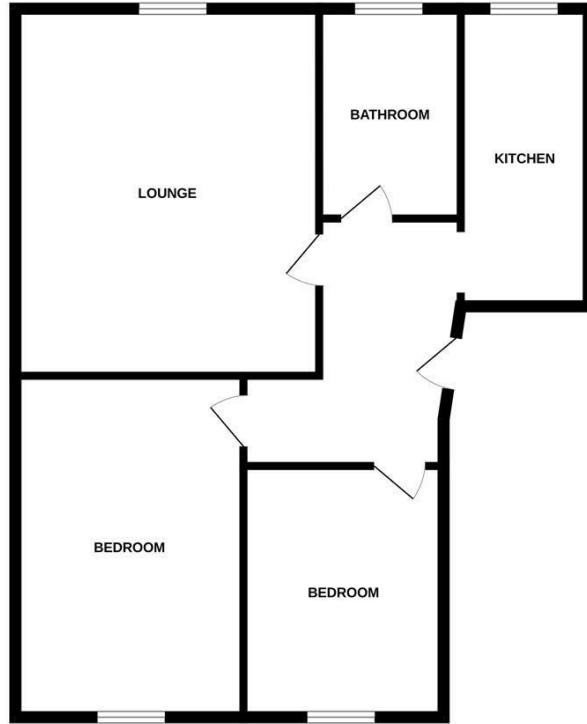
EXTRAS

Furniture available by separate negotiation.

131 BROAD STREET



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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