



15 Hilton Road, Cowdenbeath – KY4 9EJ

Cowdenbeath

Offers Over **£305,000**





15 Hilton Road

Cowdenbeath, Cowdenbeath

New for sale a Beautiful Modern Detached Villa ideal for growing families situated in the sought after Birchwood development ideally positioned for local school, shopping & road/ rail network for commuting. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a super family home comprising Reception Hall - Spacious Lounge - Generous Modern Dining Kitchen - Utility Room - Four Bedrooms Master En-Suite - Family Bathroom - Sep WC. Benefitting from DG - GCH- EPC B - HOME REPORT £310,000. Externally low maintenance front garden, double drive - single garage & generous private enclosed rear garden with elevated views. Viewing Highly Recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFUL MODERN DETACHED VILLA
- FOUR BEDROOMS MASTER EN-SUITE
- GENEROUS MODERN DINING KITCHEN & UTILITY
- BRIGHT LOUNGE
- FAMILY BATHROOM - SEP WC
- DG - GCH - EPC B- HOME REPORT £310,000
- DOUBLE DRIVE- SINGLE GARAGE
- LARGE PRIVATE GARDEN
- IDEAL HOME FOR GROWING FAMILIES
- VIEWING HIGHLY RECOMMENDED



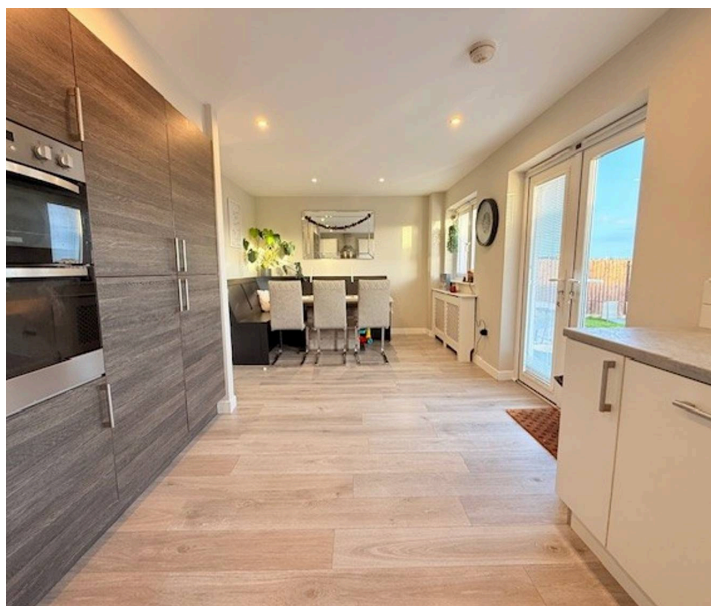
GARDEN

DRIVEWAY


2 Parking Spaces


GARAGE

Single Garage





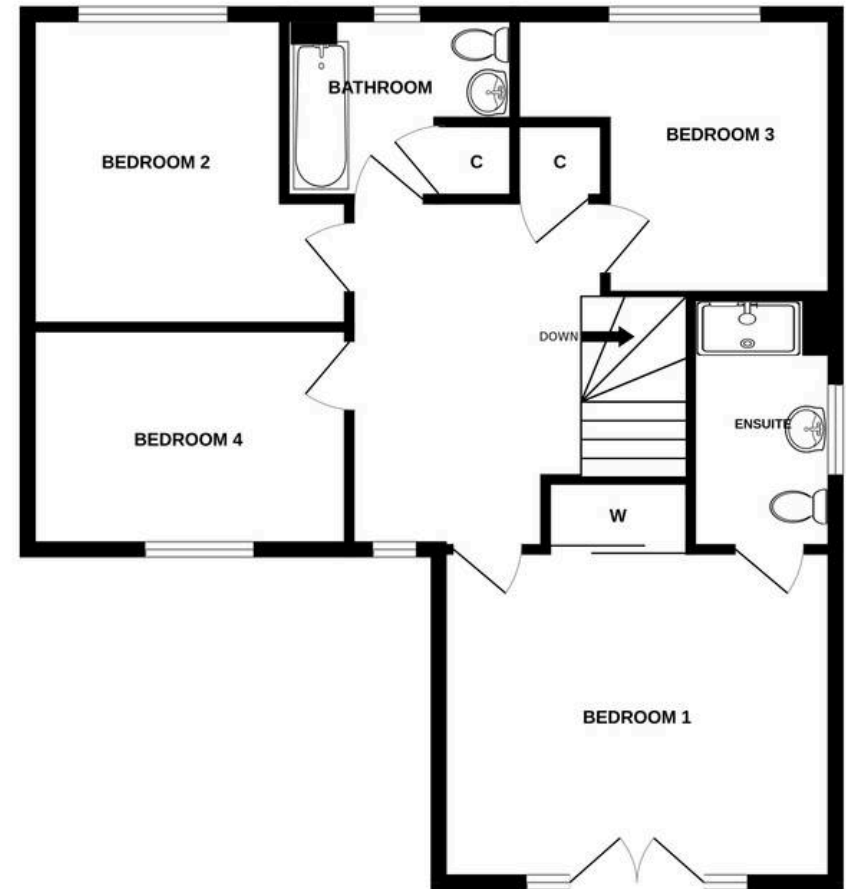
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

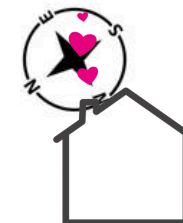
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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