

Morgans

PROPERTY

34 Farm View, Cowdenbeath, KY4 8FN

Offers Over £250,000







Well appointed within this modern exclusive estate is this family villa with the superb advantage of open views over farmland. The property is offered in lovely condition with well established gardens with patio area, an idyllic private setting which is not overlooked. The grounds are mainly laid to lawn with mature plants and shrubs surrounding, the provide a child and pet safe environment. The accommodation briefly comprises entrance hall, w.c facilities, lounge to rear, dining room to front or fifth bedroom and breakfasting kitchen. On the upper level there are four bedrooms with master en-suite and family bathroom. Access to attic. The double driveway gives access to single garage. The subjects are double glazed with gas central heating and benefit from solar panels making this a cost effective house to run.





LOCATION

Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.



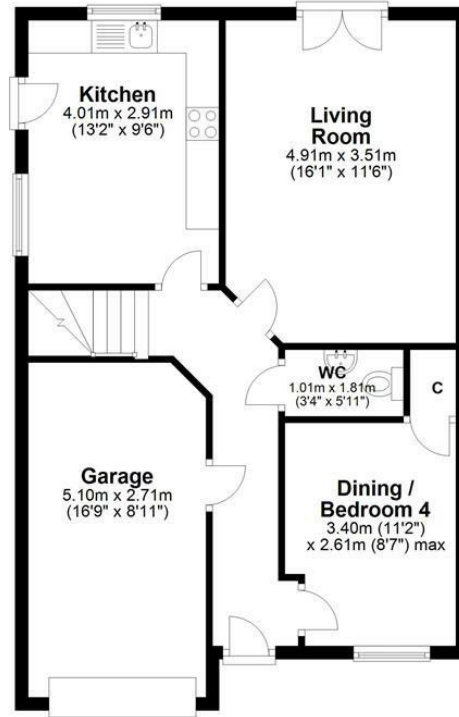




Farm View, Hill of Beath, KY4 8FN

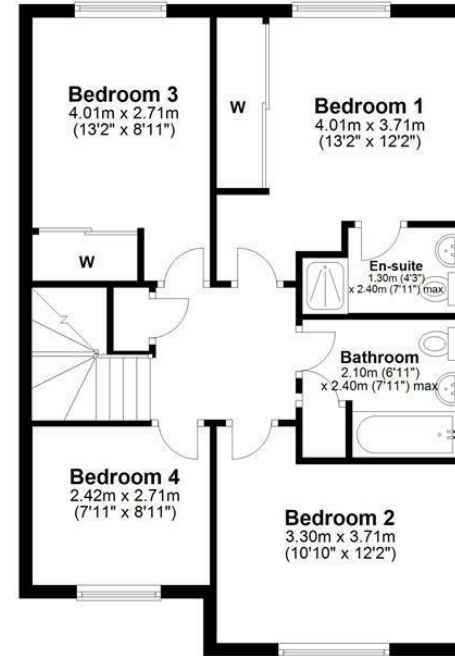
Ground Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



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Total area: approx. 123.7 sq. metres (1331.7 sq. feet)

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