

Morgans

PROPERTY

295c High Street, Cowdenbeath, KY4 9QH

Offers Over £115,000

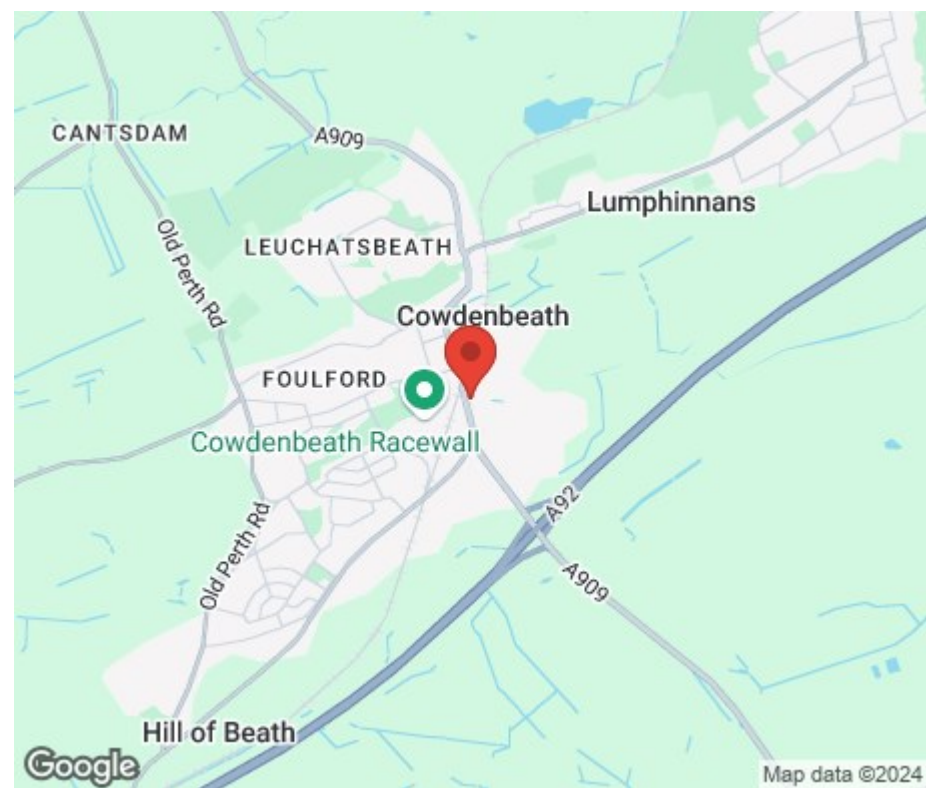






Keenly priced is this large three bedroom top floor apartment overlooking the town's high street, excellent starter home or would be ideal for investors as a "buy to let" as gives a good annual yield. This spacious top floor apartment is well presented and briefly comprises own main door entrance into well maintained private staircase with balustrade which leads to front door and reception hallway with accommodation off. Lounge, dining kitchen, large utility room or could be an office, three double bedrooms (storage), four piece bathroom and separate w.c facilities. The property is double glazed with gas central heating. There is free parking within the town centre and car parks nearby. Early entry available.





## 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.

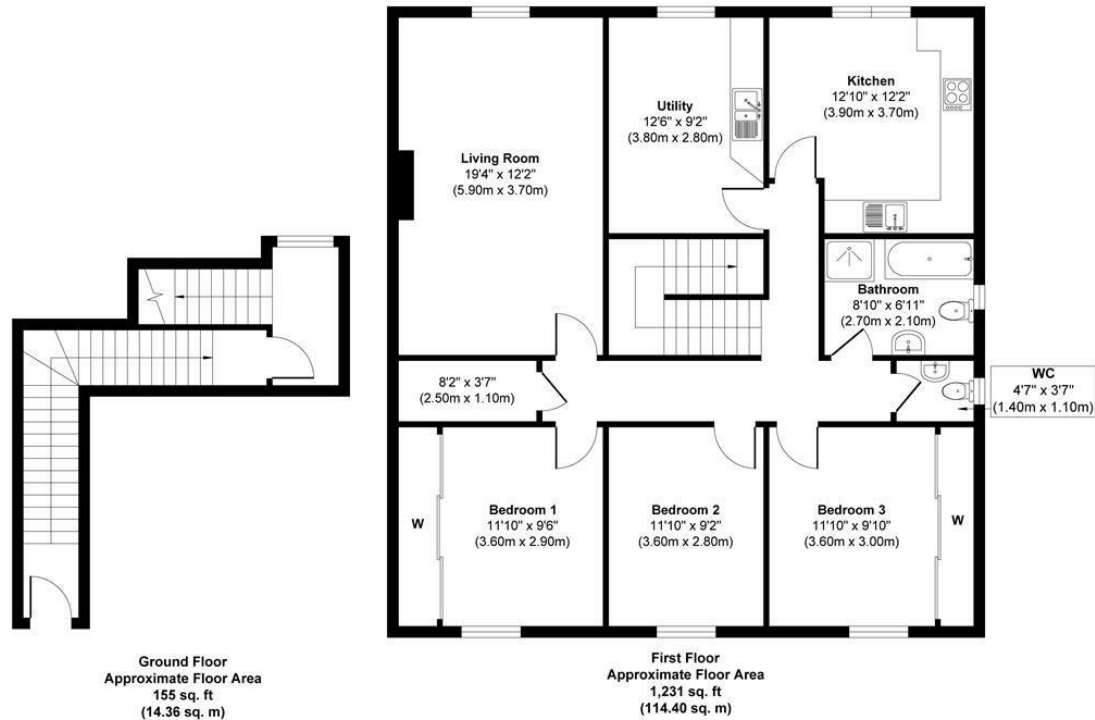
Properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







# High Street Cowdenbeath KY4 9QH



Approx. Gross Internal Floor Area 1,386 sq. ft / 128.76 sq. m

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.