

Morgans

PROPERTY

84 Elm Park, Hill Of Beath, KY4 8FA

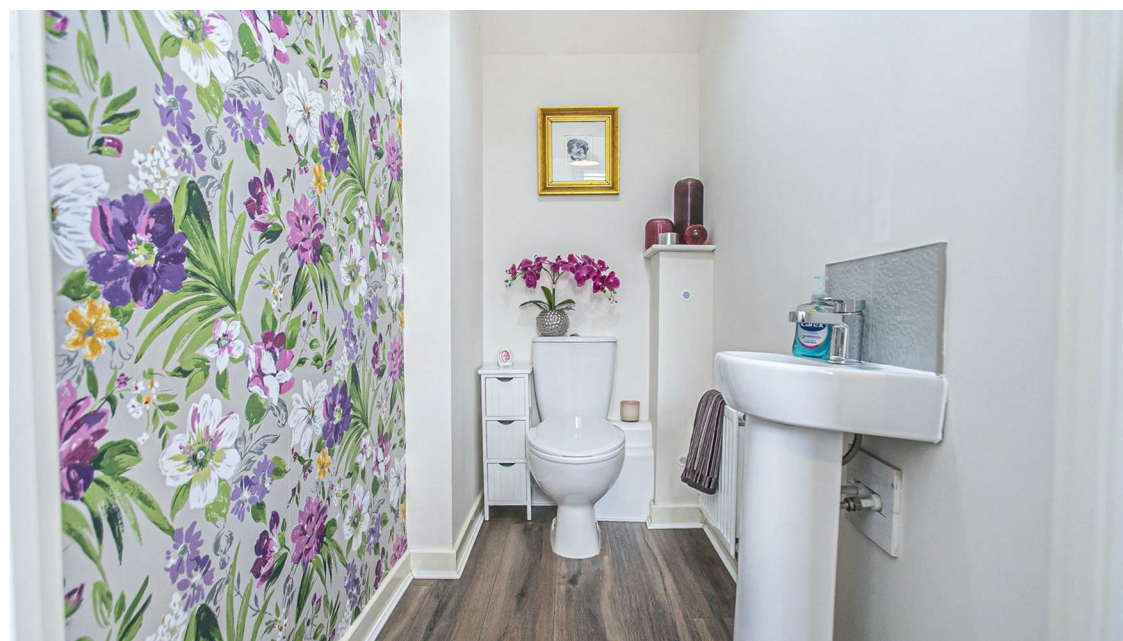
Offers Over £175,000

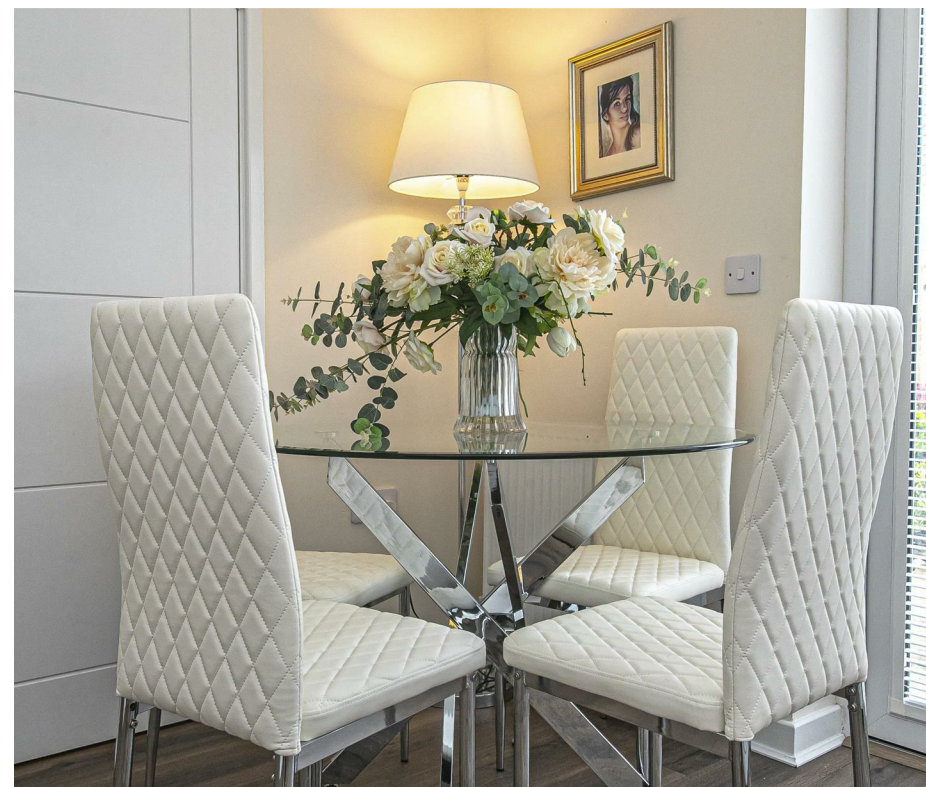






Well presented mid terraced villa built by Keepmoat Homes and is offered in move in condition and benefits from private driveway to the front and ample visitors parking. The subjects are stylish and contemporary throughout and briefly comprise entrance hall, lounge, dining kitchen, utility and wc on the ground floor. On the upper level there are two bedrooms and family bathroom. There are attractive gardens to the rear fully enclosed providing a child and pet safe environment with seating area. The subjects are double glazed with gas central heating throughout.





## LOCATION

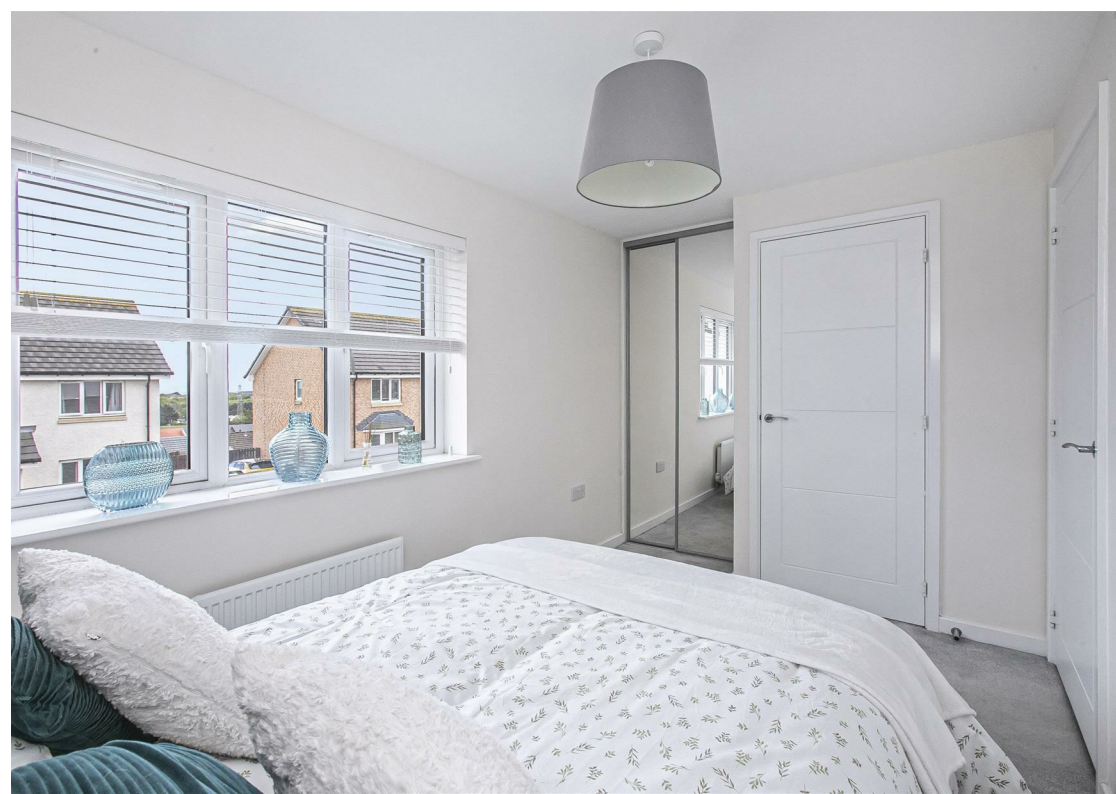
Hill of Beath is located approximately five miles northeast of Dunfermline between Crossgates and Cowdenbeath. There is a local primary school in Hill of Beath along with grocery shop/post office. The secondary school is easily accessible in Cowdenbeath while the town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. Cowdenbeath railway station connects with both Dunfermline and Edinburgh while there is easy access to the motorway network, there is also a great bus service to the park and ride and Edinburgh, all of which makes it an ideal location for commuting.

## EXTRAS INC IN SALE / AGENTS NOTE

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

All items within the property and garden are available by separate negotiation.

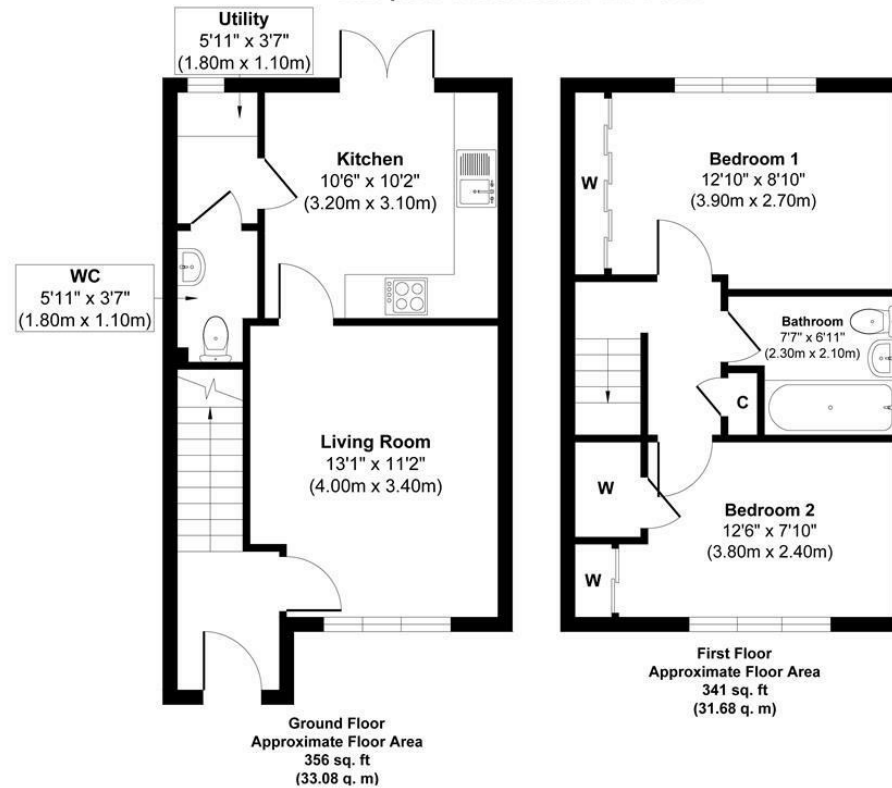
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 697 sq. ft / 64.76 sq. m

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PROTECTED

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.