

Morgans

PROPERTY

32 Braemount, Cowdenbeath, KY4 9RB

Offers Over £130,000







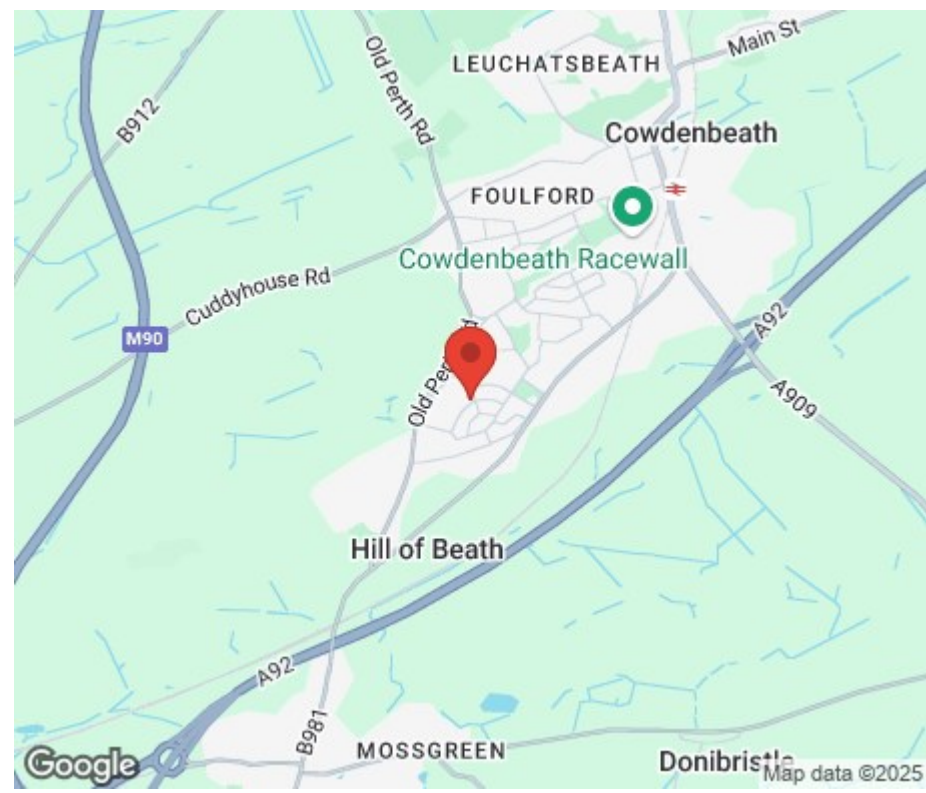




Well presented family home in popular residential area providing excellent commuter links onto the motorway network. All local amenities and schooling close by. The property is generous with enclosed gardens to the rear with summerhouse and easy to maintain grounds to the front. The accommodation briefly comprises entrance hall, lounge, modern kitchen with excellent storage, utility room and bathroom on the ground floor. On the upper level there are three bedrooms with fitted wardrobes and cupboards. The property is double glazed with gas central heating. Essential viewing.







## 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.















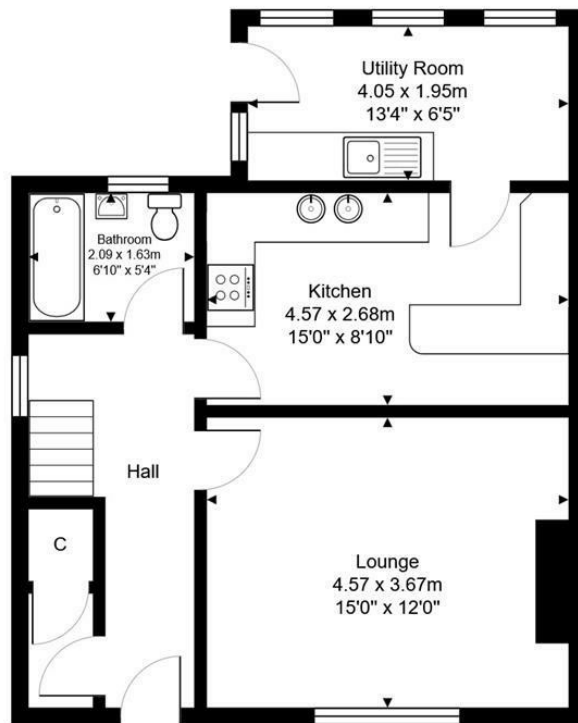
## 32 Braemount, Cowdenbeath, KY4 9RB



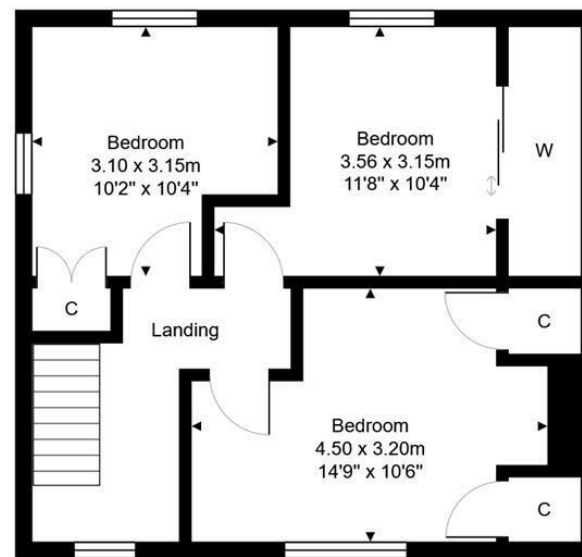
Total Area: 98.1 m<sup>2</sup> ... 1056 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Morgans**  
SOLICITORS



Ground Floor



1st Floor

**Morgans**

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



espc

s1homes.com

rightmove

Zoopla.co.uk

onTheMarket.com

naei | propertymark  
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.