



Morgans

PROPERTY

4 Thistle Street, Cowdenbeath, KY4 8NG

Offers Over £155,000







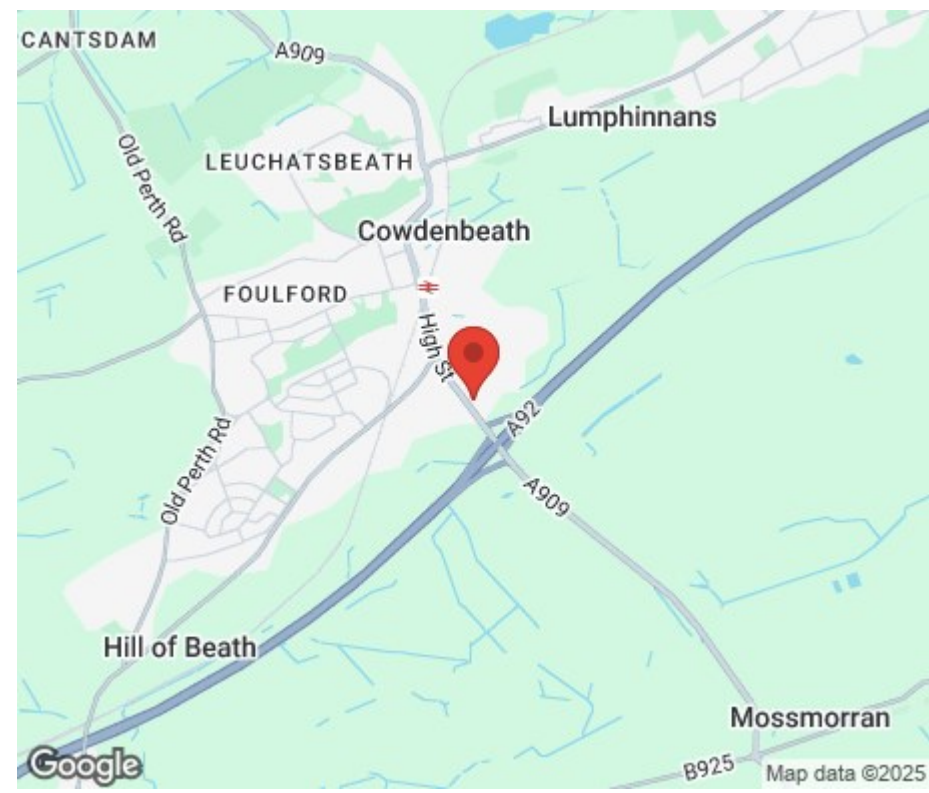




Excellent family home well appointed within Cowdenbeath with direct access to the M90 motorway network. An excellent commuter base. This property occupies an enviable corner plot with room for garage or outbuildings. The grounds are well maintained and enclosed providing a child and pet safe environment. The rear gardens are easy to maintain, the front and the side plot leaves a blank canvas for any buyer and the driveway gives access for two vehicles or more. The generous accommodation briefly comprises entrance vestibule, hallway, lounge/diner, kitchen including white goods and wet room. On the upper level there are three double bedrooms and access to attic. Good storage throughout. The property is double glazed with gas central heating. 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 white goods and garden shed.

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.





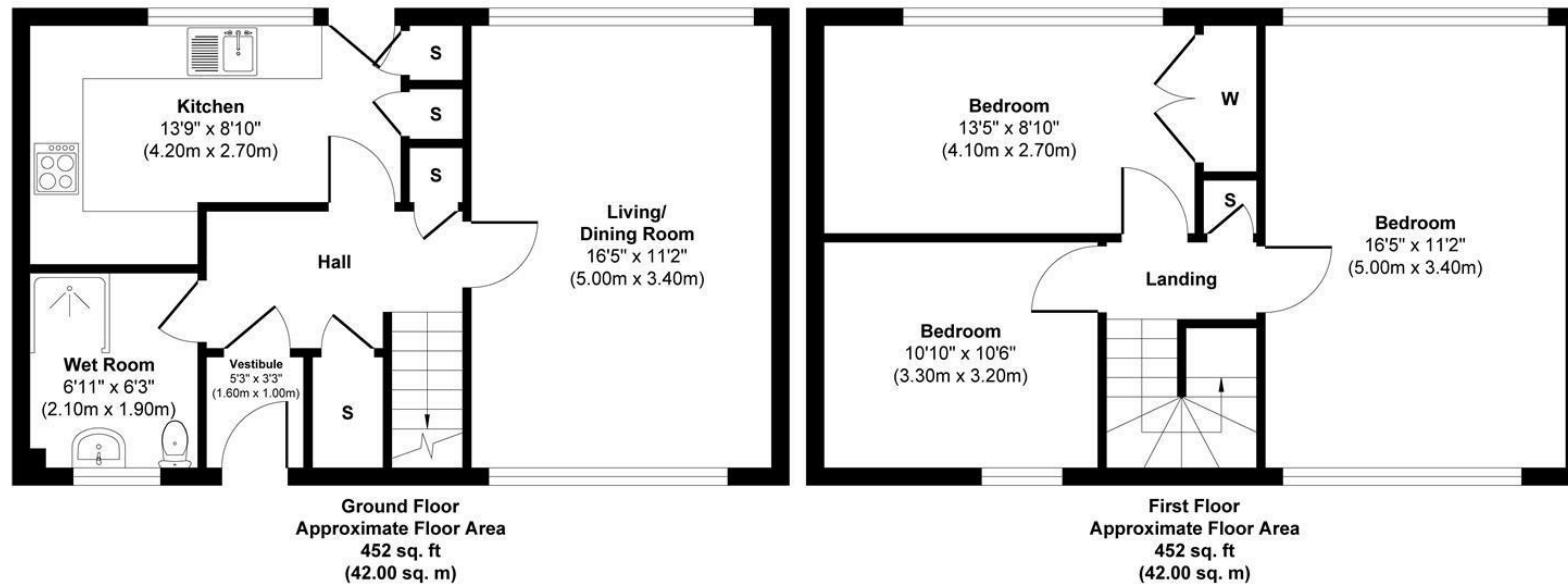












### Approx. Gross Internal Floor Area 904 sq. ft / 84.00 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.