



112, Lochgelly Road, Cowdenbeath KY4 9HD.

An affordable 2 bedroom flat with its own parking & garden. Offers over £65,000.





## Particulars of Sale

**A 2 bedroom ground floor flat enjoying a central position near schools and shops.**

**Offers over £65,000.**

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### **PARTICULARS OF SALE**

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#### **SITUATION**

The property enjoys a central position within walking distance of all amenities. These include shops, small supermarkets, post office, cafes, restaurants, pubs and good local bus services. The nursery, primary and high school are all within walking distance. The railway station at Cowdenbeath offers regular services to Glenrothes, Dunfermline and Edinburgh.

The extensive amenities of Dunfermline, Glenrothes and Kirkcaldy are easily accessible including excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



## DESCRIPTION

A 2 bedroom ground floor flat in a convenient position only a short walk from schools and amenities.

The flat has its own main door entry and directly opposite is its own garden area and private parking. The design includes a lounge, a fitted breakfasting kitchen, 2 bedrooms and a shower room.

There is a gas central heating system and double glazing.

The flat is ideal for a single person or couples of all ages and viewing is recommended.

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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302.

[contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

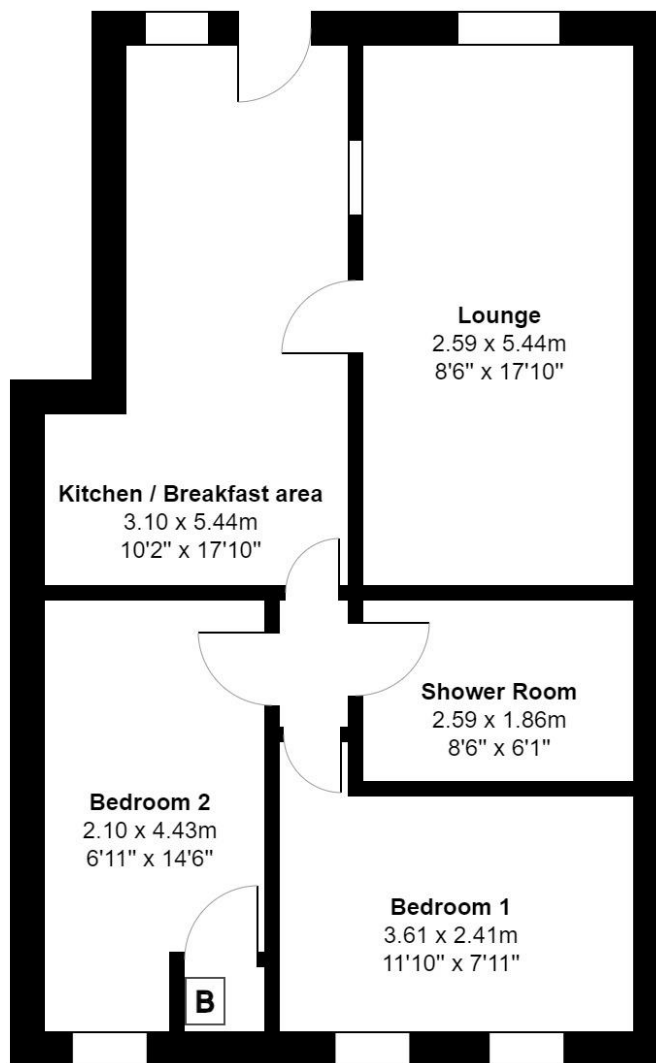
**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**COUNCIL TAX** The property is Band A.

**ENERGY RATING** The property is rated as \* (\*\*).

Particulars prepared July 2024.





112, Lochgelly Road,  
Cowdenbeath,  
KY4 9HD.  
(Not to scale).



### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

### Selling Agents

J & G Wilson  
18 High Street  
Kinross  
KY13 8AN

T: 01577 862302  
E: [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)