

# 52 Broad Street

COWDENBEATH, KY4 8HY



*Excellent 2/3 bedroom family home*



01383 660 570



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



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



An excellent opportunity has arisen to acquire this mid-terraced villa. Internally, the property has been comprehensively redesigned and reworked in recent years and now offers versatile family accommodation with two double bedrooms. The traditional building has been well maintained both internally and externally, to create fantastic and flexible accommodation.

# THE LIVING ROOM



The accommodation extends to a private entrance vestibule, a broad reception hallway, a superb living room with ample space for a dining table and chairs and a large double bedroom.

# BEDROOM 1



# THE KITCHEN



The fantastic fitted kitchen includes a range of base and wall units and plenty of worktop space for the aspiring chef! There is also space for a dining table. A rear door leads to the rear gardens.





The angled staircase with balustrade leads to the upper level, where you will be greeted with a large bedroom. A three-piece family bathroom is also located on the upper level. The specification includes gas central heating and double-glazed windows.

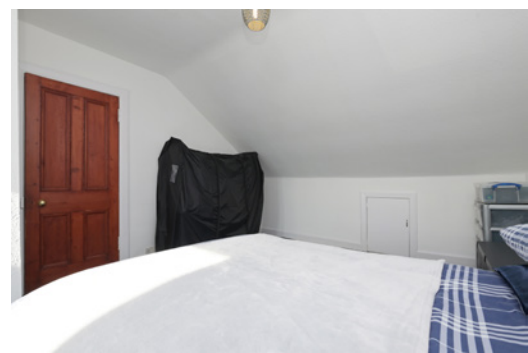
## THE BATHROOM



# BEDROOM 2



the upper level, where you will be greeted with a large bedroom



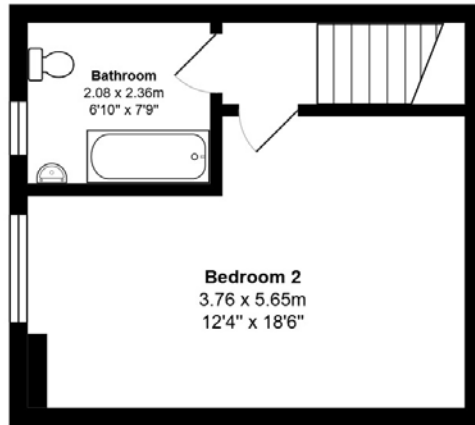
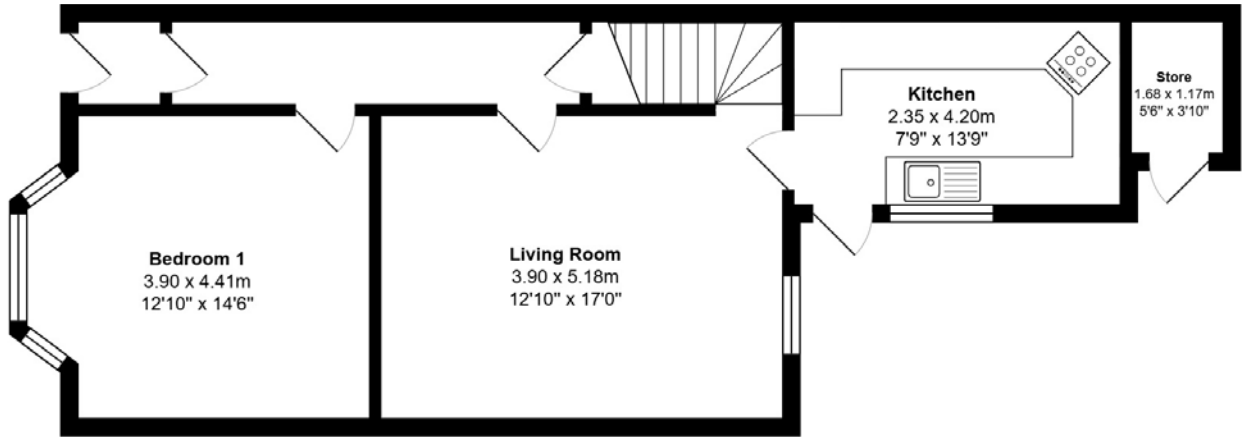
The rear gardens are low maintenance, with an area of grass. The rear gardens offer privacy and a safe environment for children and animals. Ample on-street parking is provided to the front of the property.

Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup> | EPC Rating: E





# THE LOCATION



Cowdenbeath lies in south-western Fife, It is some 5 miles north-east of Dunfermline and 18 miles north of the capital, Edinburgh. Cowdenbeath has its own railway station situated just off the High Street, and is on the Fife Circle Line with a half-hourly service to Edinburgh. The nearby Halbeath Park and Ride allows for onward travel to Edinburgh, Edinburgh Airport, and Glasgow.

There are three primary schools in the town, and Cowdenbeath is also served by one secondary school, Beath High School, where Ian Rankin, the author of the Inspector Rebus novels, attended. Ian Rankin is just one of a number of notable people from the Town. The town offers a medical practice, library, and post office along with a good variety of shops. Cowdenbeath Leisure Centre is located next to Central Park in the centre of the town and has a swimming pool, gym, indoor sports facilities and three all-weather pitches for tennis or football. A small skatepark is situated outside the leisure centre. There are a number of playing fields situated around the town.

The western perimeter of Cowdenbeath merges into the neighbouring village of Hill of Beath, and is bound by the natural landscape of the gentle slopes of the hill itself, and by Loch Fitty. The proximity of the M90 motorway to the south of Cowdenbeath, and to the east to a lesser extent, also serves to define its lower boundary. The northern boundary of Cowdenbeath is characterised by a rural landscape, which merges into the Lochore Meadows Country Park, a very picturesque area that provides leisure and recreational outdoor amenities.

**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01383 660 570

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

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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