

Morgans PROPERTY

310b High Street, Cowdenbeath, KY4 9NT

Fixed Price £87,500

2 1 1







- Two-bedroom upper flat
- Spacious living room
- Fitted kitchen
- EPC Rating -
- Bathroom
- Two good-sized bedrooms
- Communal Gardens Parking to rear
- Council Tax Band -











Welcome

Excellent two-bedroom upper flat offers well-proportioned accommodation across the second floor, extending to approximately 717 sq ft and suitable for a first-time buyer, single occupant, or investor. The accommodation comprises a spacious living room extending to over 17 feet, a fitted kitchen, two bedrooms, and a bathroom. The principal bedroom is a comfortable double, with the second bedroom also a usable single or small double. A built-in storage cupboard is provided on this level. A private entrance lobby is located on the first floor landing. There are communal gardens to the rear and off street parking to rear. Situated on the High Street in Cowdenbeath, KY4 9NT, the property is ideally placed for local shops, amenities, and transport links.



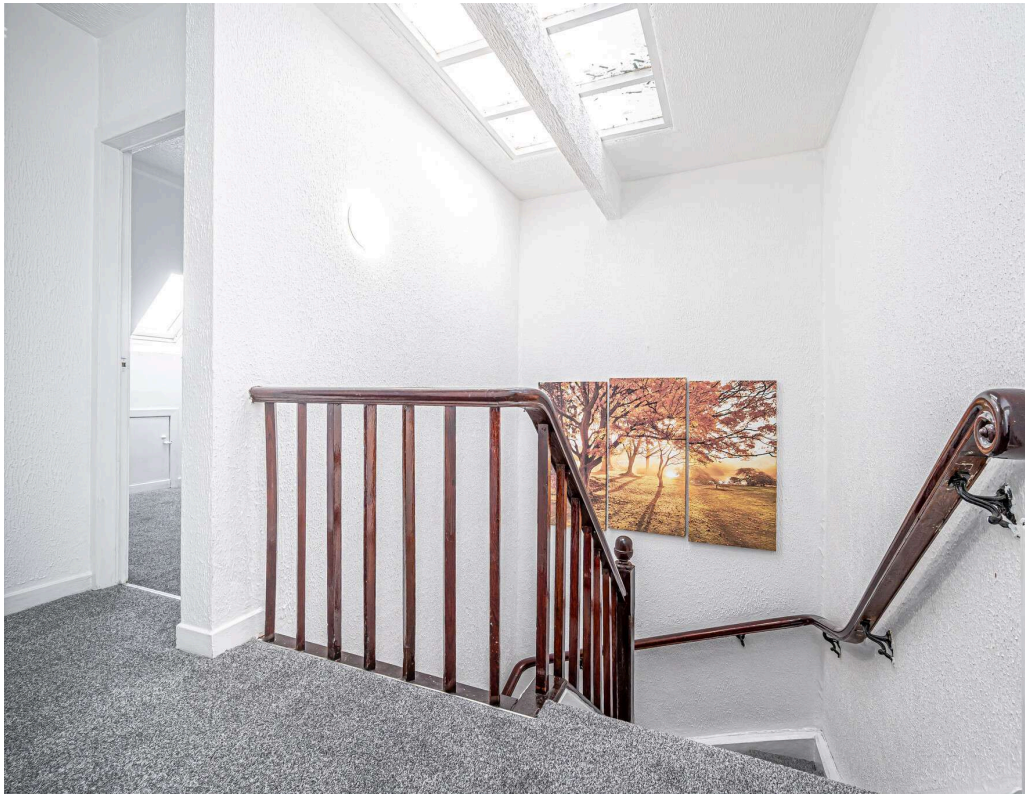




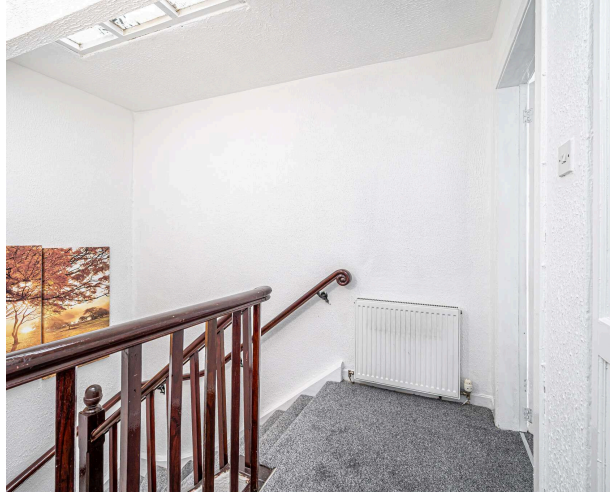
EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom 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 to the interlinked system installed in this property.







Cowdenbeath

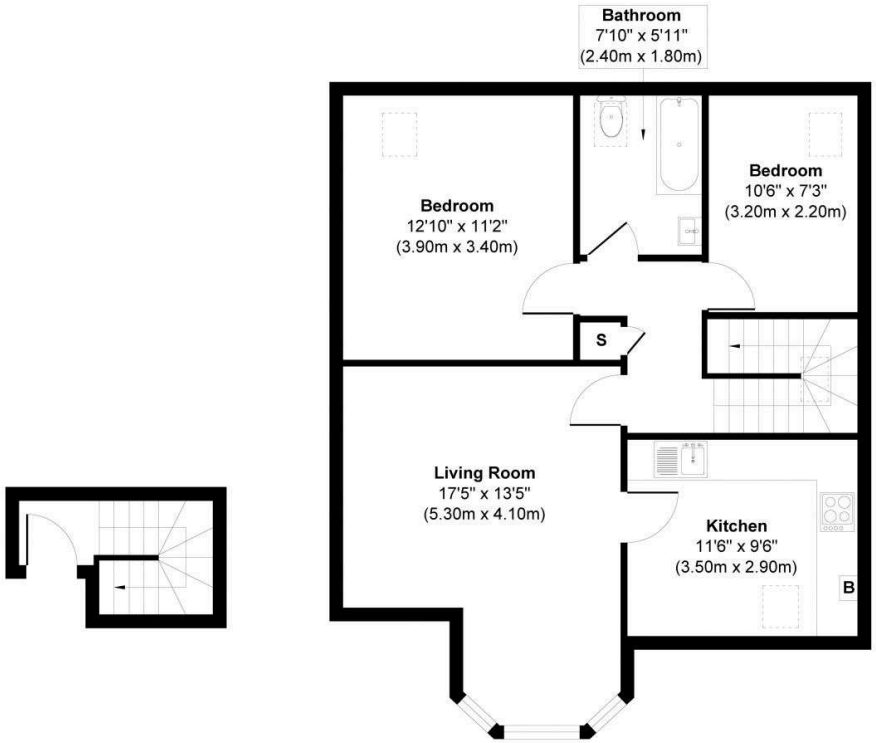
Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, retail park, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.







First Floor
Approximate Floor Area
42 sq. ft
(3.94 sq. m)

Second Floor
Approximate Floor Area
675 sq. ft
(62.70 sq. m)

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Approx. Gross Internal Floor Area 717 sq. ft / 66.64 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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