

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



30 Keir Street, Cowdenbeath, KY4 9DS
Offers Over £119,500



Well proportioned semi detached villa offering ideal starter accommodation in a much sought after area. Entrance Hall, Lounge, Kitchen, Dining area, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Well proportioned gardens. Driveway. Space for a garage. Requires modernisation and upgrading. Great potential. Early viewing is essential. EPC - D. Council Tax - B. Freehold

LOCATION

Cowdenbeath is centrally situated in southwest Fife and commuters benefit from its convenience to the neighbouring towns of Glenrothes, Kirkcaldy, Dunfermline and Lochgelly. There are good bus services to these centres in addition to which there are regular train services from the local station to Edinburgh and all stops on the Fife Circle. Quick access can be gained to the A92 which offers direct access onto the M90 motorway network linking to Edinburgh in the south and Perth and Dundee to the north. 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. The town is also well served by a good range of retail outlets.

PROPERTY - SEMI DETACHED VILLA

- Well proportioned property
- Sought after area
- Ideal starter home
- Requires some modernisation
- Driveway
- Space for garage
- Generously proportioned gardens

ACCOMMODATION

Hall

With door leading to the lounge and stairs to the upper level.

Lounge 4.60 m x 4.30 m / 15'1" x 14'1"

This is a well proportioned lounge. Understairs storage cupboard. Door to kitchen. Front.

Kitchen 3.80 m x 2.20 m / 12'6" x 7'3"

Fitted with ample floor and wall units. Open plan with dining area. Door to garden. Rear

Dining Area 1.90 m x 1.70 m / 6'3" x 5'7"

Rear

Landing

With doors to 2 bedrooms and bathroom.

Bedroom 1 4.00 m x 3.50 m / 13'1" x 11'6"

A well proportioned double bedroom. Storage cupboard. Front.

Bedroom 2 3.60 m x 3.10 m / 11'10" x 10'2"

Another good sized double bedroom. Storage cupboard. Rear.

Bathroom 2.10 m x 1.40 m / 6'11" x 4'7"

Fitted with a white suite. Rear.

Gardens

This property has superbly proportioned areas of garden ground to the front, side and rear.

DRIVEWAY

There is a driveway/off street parking offer parking for 2/3 cars. There is also space for a garage

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given.

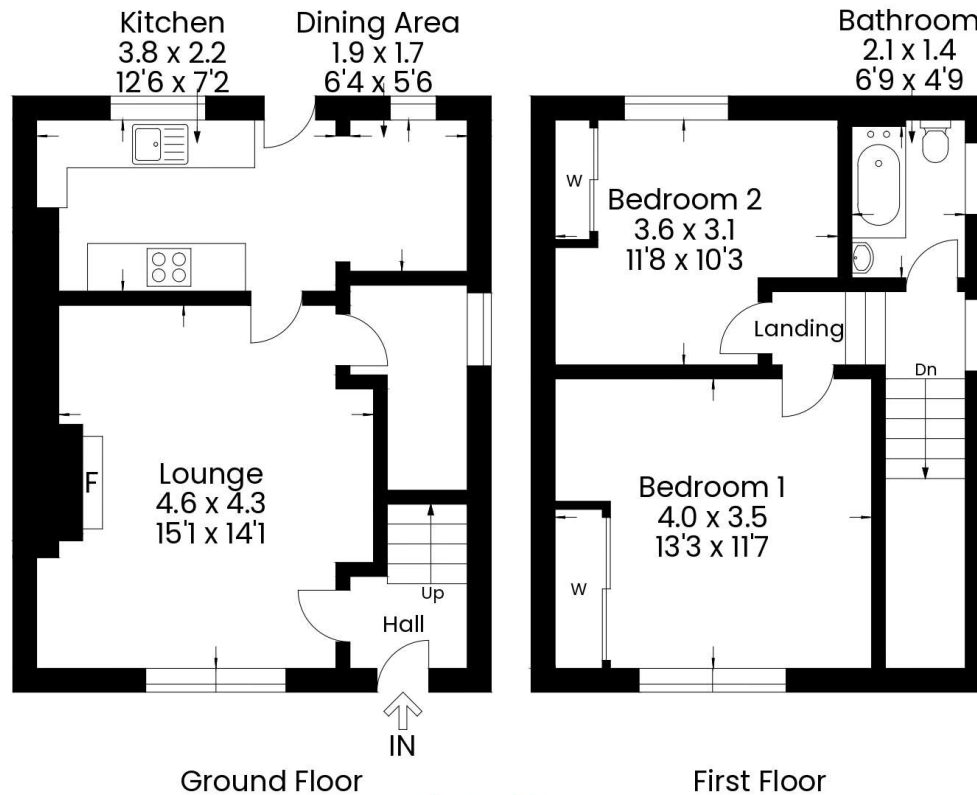












vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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