



ELM PARK HILL OF BEATH | OFFERS OVER £199,950  
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# ELM PARK

## HILL OF BEATH

£199,950

Nestled in the charming village of Hill of Beath, this modern three-bedroom End-Terraced Family Home offers a delightful blend of comfort and convenience. Built by Keepmoat Homes circa 2018, the property is immaculately presented and ready for you to move in.

The property boasts a fully enclosed south-facing rear garden, providing a safe and child-friendly space for outdoor activities. A move-in condition home that offers stunning views of the Forth Bridges, across the surrounding countryside and to the Pentland Hills, making it a perfect spot to relax and enjoy the scenery. Additionally, there is parking available for two vehicles to the side of the house, ensuring ease of access.

This property is an ideal first-time home, offering good-sized gardens and a driveway, all within a thriving community. The current owner is currently offering the new owner the opportunity to own this beautiful home fully furnished – saving the additional stress of kitting out your new home. Early viewing is highly recommended to seize this exceptional opportunity in the West Fife property market.

### DESCRIPTION

FIRST TIME BUYER, INVESTOR OR FAMILY? A FULLY FURNISHED HOME IS WAITING FOR YOU!

A truly stunning and deceptively large modern 3 bedroom family home that enjoys a popular location within the village of Hill of Beath.

This outstanding home offers an excellent layout over two levels and simply cannot fail to impress! Upon entering the bright entrance hall, you are welcomed into a spacious lounge that flows seamlessly through to a contemporary dining kitchen, perfect for family gatherings and entertaining guests. The ground floor also features a convenient WC and a utility area, enhancing the practicality of the home. Upstairs, you will find three excellent bedrooms, ideal for a growing family, along with a family bathroom that caters to all your needs.

Internal viewing is highly recommended to fully appreciate the style, space and comfort with this lovely family home. Don't miss the chance to make this exceptional property your own.

### LOCATION

Hill of Beath is located approximately five miles northeast of Dunfermline next to Cowdenbeath and Crossgates. Located within a small residential development, this immaculate family home benefits from excellent transport links, including Halbeath Park and Ride, the M90 motorway, and Cowdenbeath Train Station. Families will appreciate the proximity to primary schooling within the village and secondary education in neighbouring Cowdenbeath that also boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities.

The village itself has a local general store (with post office), primary school, nursery, takeaway, playpark and ex-serviceman's club. There are also local bus services and with close links to the A92/M90 making it an ideal base for the commuter and the City of Dunfermline is also close by with a great range of amenities including Duloch Leisure Park boasting a cinema, an array of restaurants, bowling alley and gym amongst many other entertainment options. There are Park & Ride facilities at Halbeath Interchange which is approximately 5 minutes' drive from the property.

### KEY FEATURES

- \* Ready-To-Move-Into End-Terraced Family Villa
- \* Wonderful Countryside Views!
- \* Lounge & Modern Dining Kitchen (Appliances)
- \* Utility Room & WC
- \* 3 Excellent Bedrooms
- \* Modern Bathroom
- \* Gas Central Heating & Double Glazing
- \* Parking For 2 Cars
- \* Enclosed South-Facing Rear Garden
- \* Will Delight All Who View!

### GARDENS & PARKING

Front area of laid-to-lawn with tarmac drive-in and parking for 2 cars. Easily maintained lawned garden to rear with rotary dryer and fence surround providing a high degree of privacy. There's a paved seating area and from the French doors leading from the kitchen/dining room there's wonderful south-facing views across surrounding countryside and beyond to Forth bridges and Pentland Hills. Expect to be impressed!

### EXTRAS

All fitted floor coverings, furniture, blinds, bathroom and light fittings together with integrated appliances.

### INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today, 01383 699 000.

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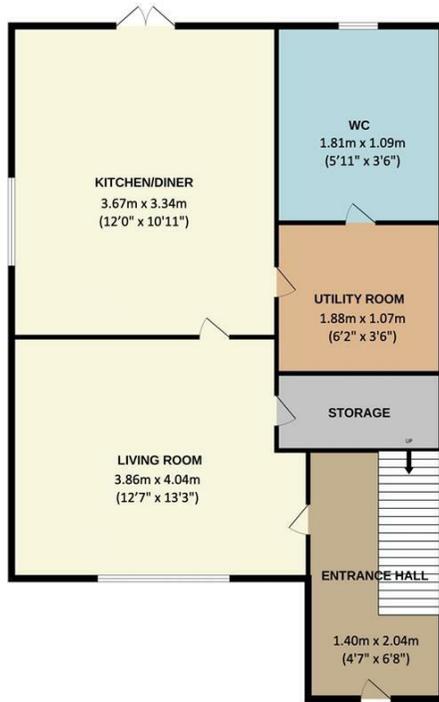
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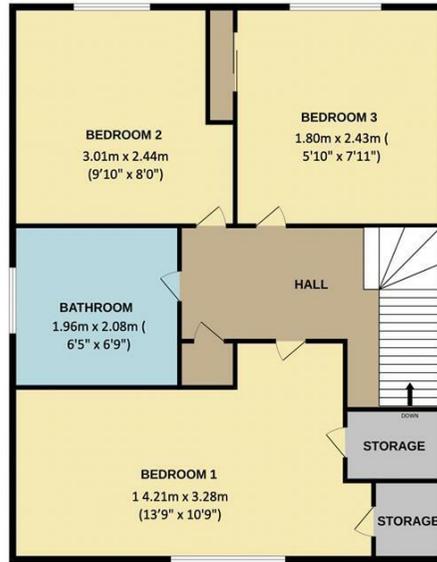
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland	EU Directive 2002/91/EC		

To view this property call Colin Jenkins on 0800 999 1565



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