



Malcolm Jack  
& Matheson

231 Stenhouse Street,  
Cowdenbeath KY4 9DL



OFFERS OVER  
£60,000

**SPACIOUS AND BRIGHT ONE  
BEDROOM GROUND FLOOR FLAT  
IN NEED OF UPGRADING,  
OFFERING GREAT POTENTIAL AS  
AN IDEAL INVESTMENT  
OPPORTUNITY OR FIRST TIME BUY.  
WITH CONVENIENT MOTORWAY  
LINKS AND LOCAL AMENITIES  
JUST A STONE'S THROW AWAY**

**HALL  
LOUNGE  
KITCHEN  
DOUBLE BEDROOM  
SHOWER ROOM  
FRONT GARDEN & PRIVATE  
SECTION OF REAR GARDEN  
OFF STREET PARKING  
AMPLE ON STREET PARKING  
GCH & DG  
EPC D**



## **SITUATION**

Ideally positioned in Cowdenbeath, the property benefits from convenient motorway links and a wide range of local amenities within easy reach. Schools, shops, parks and leisure facilities are all nearby, making it an attractive option for commuters, first-time buyers and investors alike.

## **PROPERTY**

Spacious and bright one-bedroom ground floor flat requiring upgrading, offering excellent potential as an investment opportunity or first-

time purchase. This well-proportioned property boasts generous living space and presents a fantastic opportunity to create a comfortable home tailored to your own style.

The accommodation comprises a spacious lounge, well-proportioned kitchen, an exceptionally spacious double bedroom and a shower room. The property further benefits from gas central heating, double glazing and excellent storage throughout.

Externally, the flat enjoys a private section of

front garden together with a private area of rear garden, ideal for outdoor use. A shared driveway to the front also provides convenient access for bin collection, and ample on-street parking is available surrounding the property.

An excellent opportunity not to be missed.

## **ACCOMMODATION**

### **HALL**

Entrance hall with carpet and radiator. Access to large storage cupboard.



### **LOUNGE 4.10M X 4.10M (13'5 X 13'5)**

Bright and spacious lounge with window to the rear. Built in storage cupboard housing the boiler. Fireplace housing gas fire. Ceiling Rose. Radiator. Carpet.

### **KITCHEN 2.30M X 2.10M (7'7 X 6'11)**

Fitted kitchen with window to the rear. Integrated gas hob, electric oven, cooker hood, sink and drainer. Freestanding washing machine. Radiator. Door out to the rear garden.

### **BEDROOM 4.70M X 4.20M (15'5 X 13'9)**

Exceptionally spacious double bedroom with bay window to the front. Open shelved recess. Cornice. Radiator. Carpet.

### **SHOWER ROOM**

Fully tiled three-piece suite comprising walk in shower with electric shower, wash hand basin and WC. Opaque window to the side. Radiator.

### **GARDENS & GROUNDS**

The flat benefits from a private section of rear garden, ideal for outdoor relaxation. To the front, there is a further private area laid with stone chips, along with access to a shared driveway. A shared pathway provides convenient access for bin collection, and ample on-street parking is available around the property.

### **EXTRAS**

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The garden shed and the freestanding washing machine are also included in the sale.

### **VIEWING**

By appointment. Call Malcolm Jack & Matheson.

### **ENTRY**

Entry by mutual agreement

### **OFFERS**

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack &

Matheson by calling 01383 723444 or emailing [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk)

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale we have been unable to verify certain information. None of the services and or fittings and equipment have been tested, and no warranties of any kind can be given.

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



Approximate Gross Internal Area = 56.2 sq m / 605 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1271619)

#### VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

#### FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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