

5C Foulford Street

COWDENBEATH, FIFE, KY4 9NB



*Excellent first-time buyers purchase
or buy-to-let Investment*



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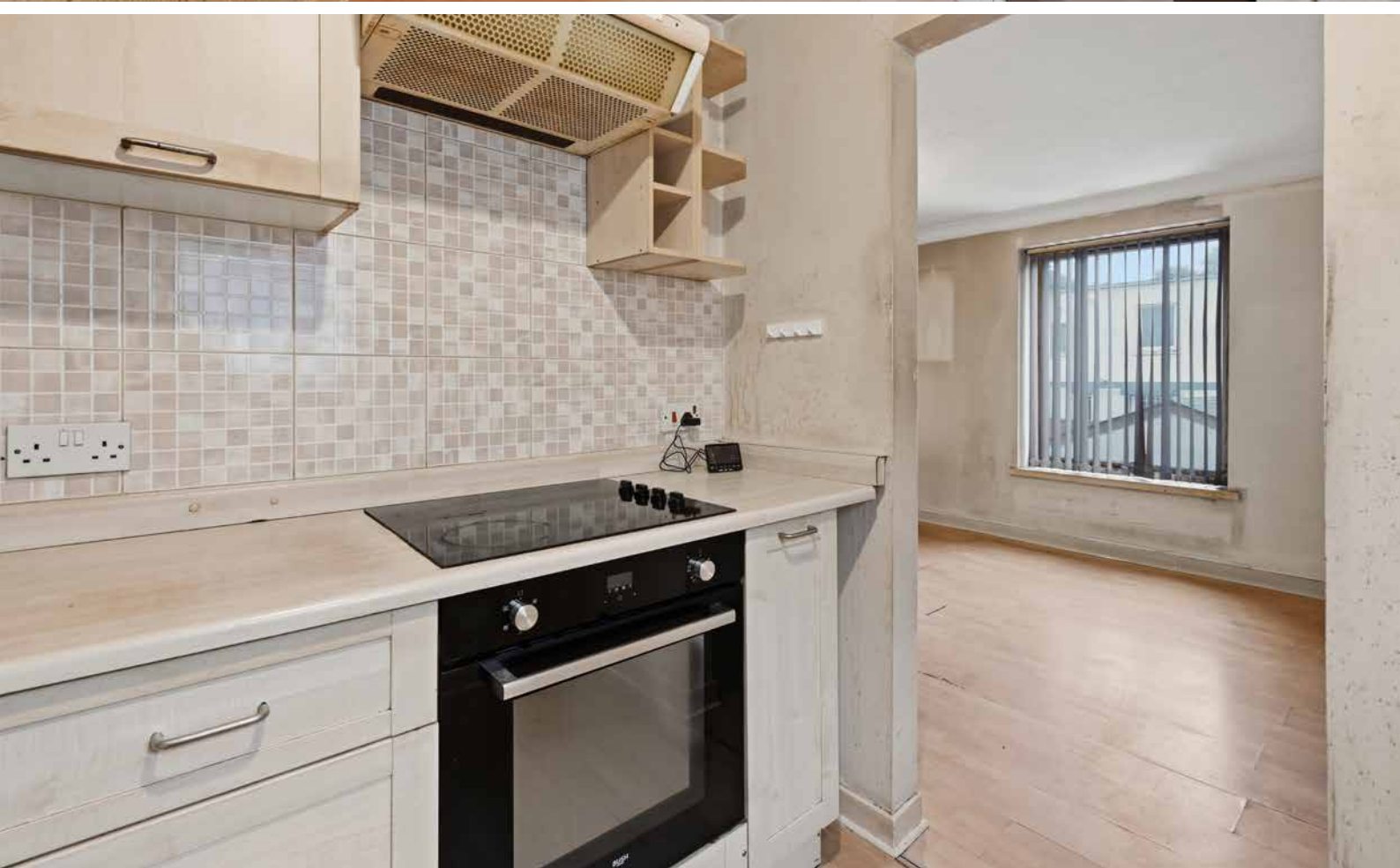
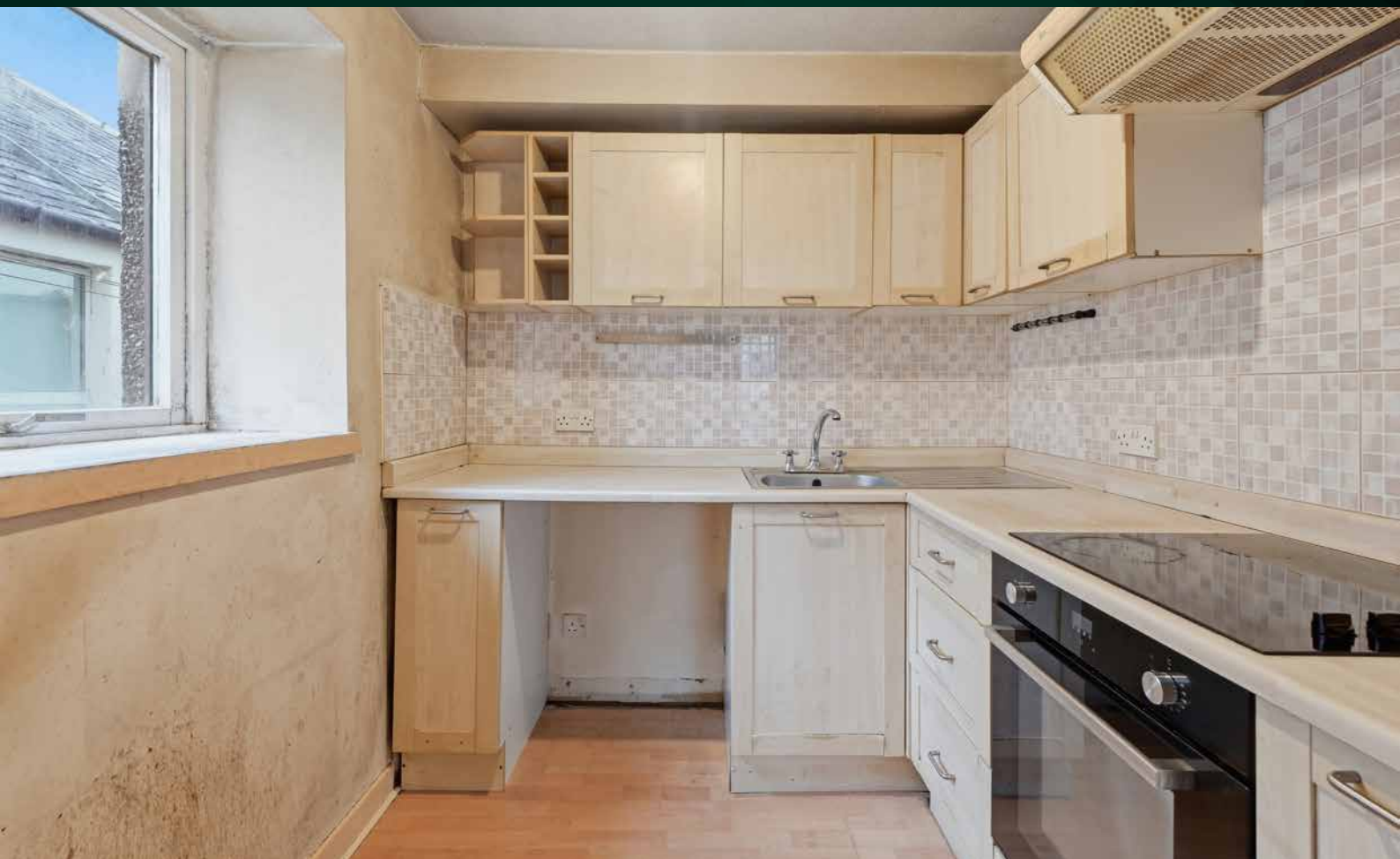
McEwan Fraser Legal are delighted to present to the market this well-proportioned one-bedroom first-floor flat, offering an excellent opportunity for a first-time buyer or buy-to-let investor.

THE LOUNGE



Access is gained through the entrance hallway, which provides access to all main areas of the property. The spacious lounge is positioned to the front and offers a bright and comfortable living space, with access through to the well-appointed kitchen, which provides a good range of floor and wall-mounted units.

THE KITCHEN

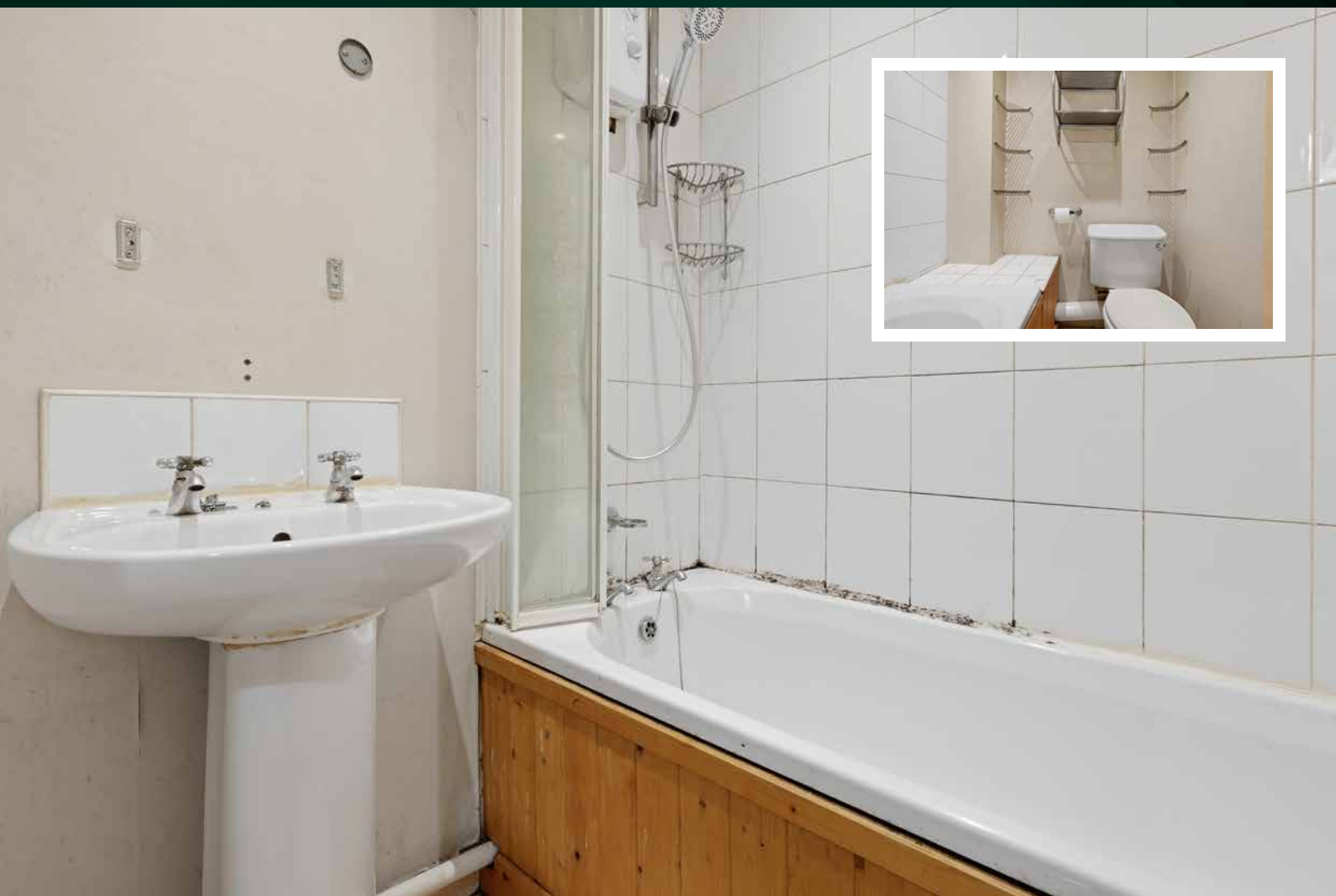




The property further benefits from a three-piece family bathroom and a generous double bedroom situated to the rear. The bedroom offers excellent proportions along with built-in wardrobes, providing valuable storage.

The property is in need of some modernisation, offering an excellent opportunity for a new owner to upgrade and personalise the accommodation to their own tastes and requirements.

THE BATHROOM



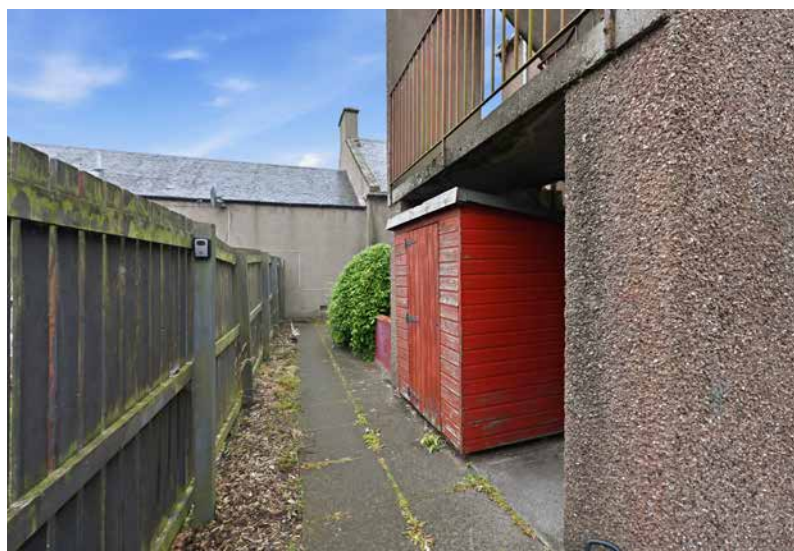
THE BEDROOM



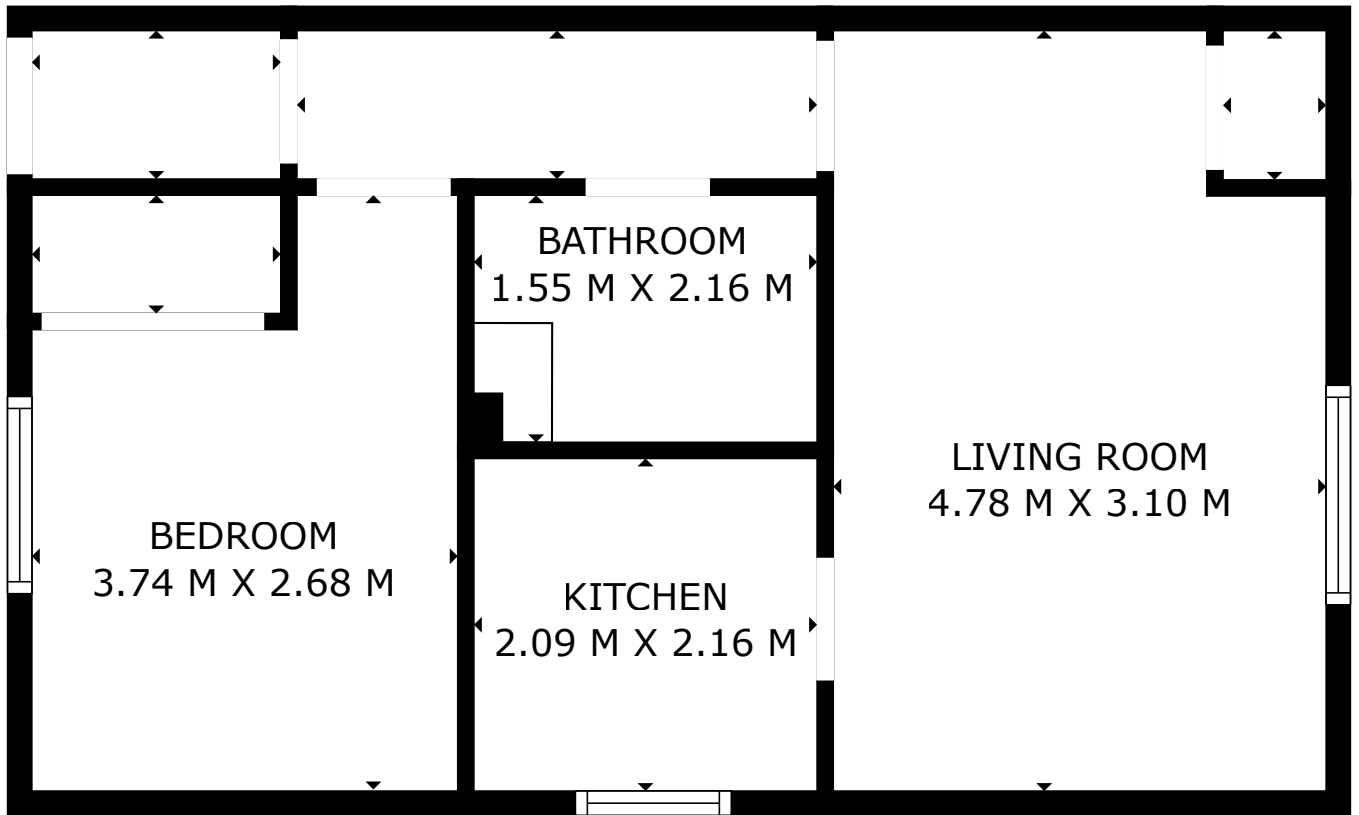
Ideally situated within Cowdenbeath, the property is conveniently placed for local amenities, transport links and everyday facilities. With its generous accommodation and scope for improvement, this represents an excellent opportunity for both first-time buyers and investors alike.

Early viewing is highly recommended to appreciate the space, potential and excellent value on offer.

EXTERNALS

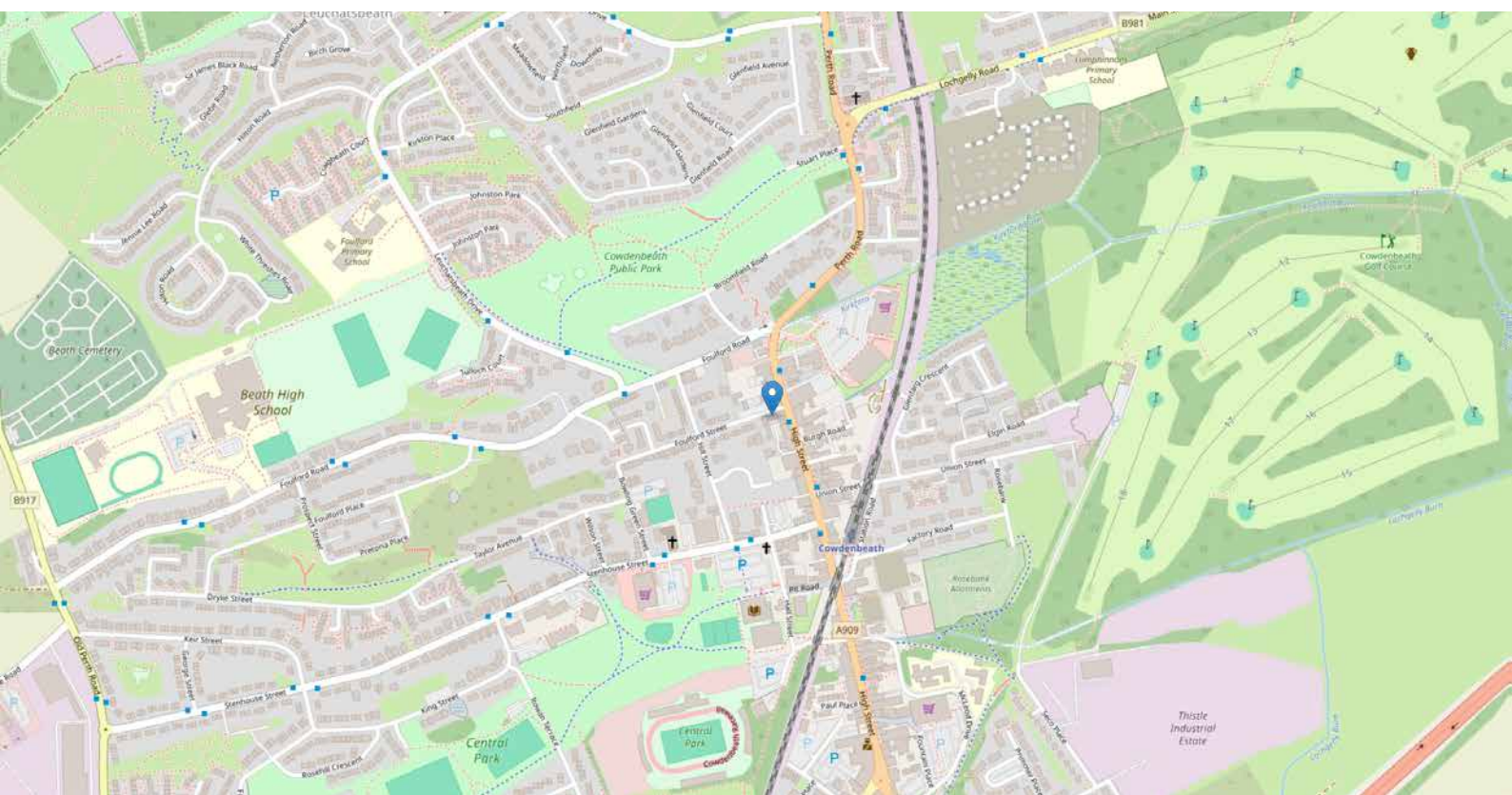


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 42m² | EPC Rating: D



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. 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.




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