



Malcolm Jack  
& Matheson

13 Westburn Avenue,  
Cowdenbeath KY4 9PF



**OFFERS OVER  
£125,000**

**SPACIOUS SEMI-DETACHED  
FAMILY HOME WITH FLEXIBLE  
3-4 BEDROOM LAYOUT AND  
GREAT POTENTIAL**

**ENTRANCE HALL  
LOUNGE  
KITCHEN  
DINING ROOM/FOURTH  
BEDROOM  
THREE DOUBLE BEDROOMS  
BATHROOM  
ENCLOSED GARDEN GROUNDS  
DRIVEWAY  
AMPLE ON STREET PARKING  
EH & DG  
EPC E**



### SITUATION

Conveniently located in Cowdenbeath, the property benefits from excellent motorway links, local amenities, schools, shops, parks, and leisure facilities, ideal for commuters, families, and first-time buyers alike. With strong future value potential, it's an opportunity not to be missed.

### PROPERTY

Spacious and bright, this semi-detached family home offers fantastic potential and is ideal for those looking for an investment opportunity or a home to upgrade and make their own. Currently arranged as a three-bedroom

property with a separate dining room, it also offers flexibility to be used as a four-bedroom home, depending on your needs. The generous layout, combined with the scope for modernisation, makes this a wonderful opportunity to create your dream living space.

### ACCOMMODATION

#### HALL

Access via a spacious front porch. Window to the side. Under the stair storage cupboard with space for hanging coats. Electric storage heater. Carpeted staircase. Carpet.

#### LOUNGE 4.40 X 3.90 (14'5 X 12'10)

Bright and spacious lounge with twin windows to the front. Electric fire. Electric storage heater. Display recess with cupboard underneath. Carpet.

#### KITCHEN 3.30 X 2.40 (10'10 X 7'10)

Fully fitted kitchen with window to the rear overlooking the garden. Integrated sink and drainer. Electric heater. Through to a rear hall with built in storage and access to the rear garden.



### **BEDROOM ONE 3.20 X 3.20 (10'6 X 10'6)**

Spacious bedroom could be used as a dining room. Window to the front. Carpet.

### **LANDING**

Window. Hatch to roof space. Built in cloak cupboard. Carpet.

### **BEDROOM TWO 4.10 X 3.50 (13'5 X 11'6)**

Spacious double bedroom. Window to the front. Electric heater. Carpet.

### **BEDROOM THREE 3.50 X 3.20 (11'6 X 10'6)**

Spacious double bedroom. Window to the side. Electric heater. Carpet.

### **BEDROOM FOUR 3.40 X 2.70 (11'2 X 8'10)**

Spacious double bedroom. Window to the rear. Electric heater. Carpet.

### **BATHROOM**

Coloured four-piece suite comprising bath, separate shower with fitted electric shower, wash hand basin and WC. Opaque window to the rear. Towel rail. Mirrored wall mounted cabinet. Vinyl flooring.

### **GARDENS & GROUNDS**

The property sits on a generously sized plot with gardens to the front and rear. The front garden is low-maintenance, laid with stone chips, and provides access to a driveway, perfect for off-street parking, with additional on-street parking available nearby.

The enclosed rear garden offers a pleasant space for outdoor furniture and relaxation, and includes a garden shed, ideal for extra storage.

### **EXTRAS**

All fixtures and fittings are included in the sale together with the garden shed.

### **VIEWINGS**

Call Malcolm Jack & Matheson.

### **ENTRY**

Entry by mutual arrangement.

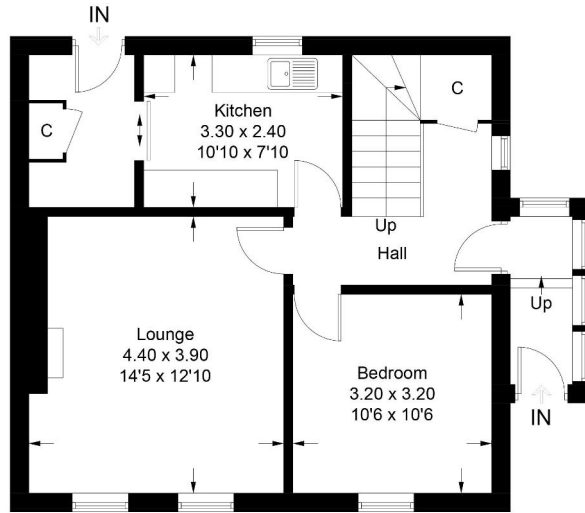
### **OFFERS**

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.

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



**Ground Floor**



**First Floor**

**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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