



Morgans

PROPERTY

1 Arthur Place, Cowdenbeath, KY4 8NR

Offers Over £75,000





Well-presented ground-floor flat



Good-sized double bedroom



Impressive 13ft sq. lounge



Full bathroom



Separate kitchen



Private front garden & Shared to Rear



EPC Rating - D



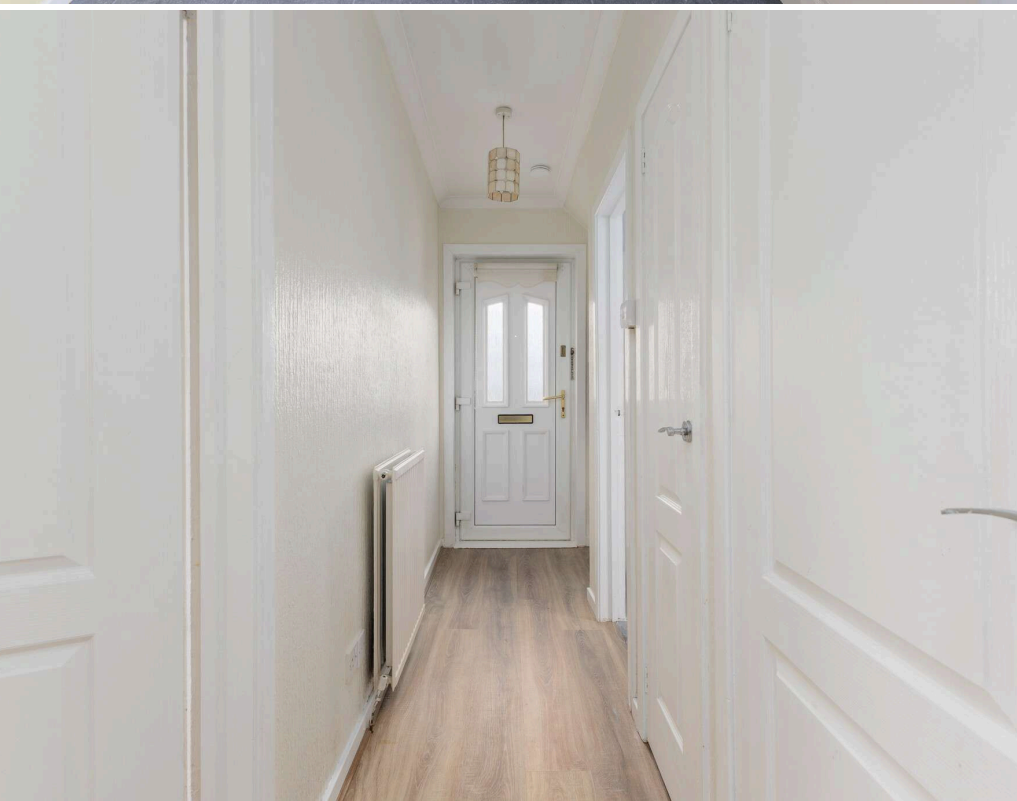
Council Tax Band - A





Welcome

A stylish and well presented ground-floor garden flat offering comfortable single-level accommodation in a convenient Cowdenbeath location with direct access to all local amenities and railway station. With a surprisingly generous lounge and excellent storage throughout, this property is an ideal choice for first-time buyers, downsizers, or investors seeking a quality low-maintenance home. The welcoming hallway - with no fewer than three built-in cupboards - leads through to an impressive almost perfectly square 13-foot lounge, a bright and spacious everyday living space that offers an excellent sense of light and proportion. The separate kitchen is neatly fitted with ample storage and worktop space for daily use. A full bathroom with bath, WC, and wash hand basin completes the core accommodation. The good-sized double bedroom benefits from a built-in wardrobe, providing excellent everyday storage in what is a comfortable and well-proportioned private space. There is a private well maintained garden to front and shared grounds to the rear with drying poles. It should be noted that a new boiler and bathroom were fitted in 2025. This property benefits from public ample parking.

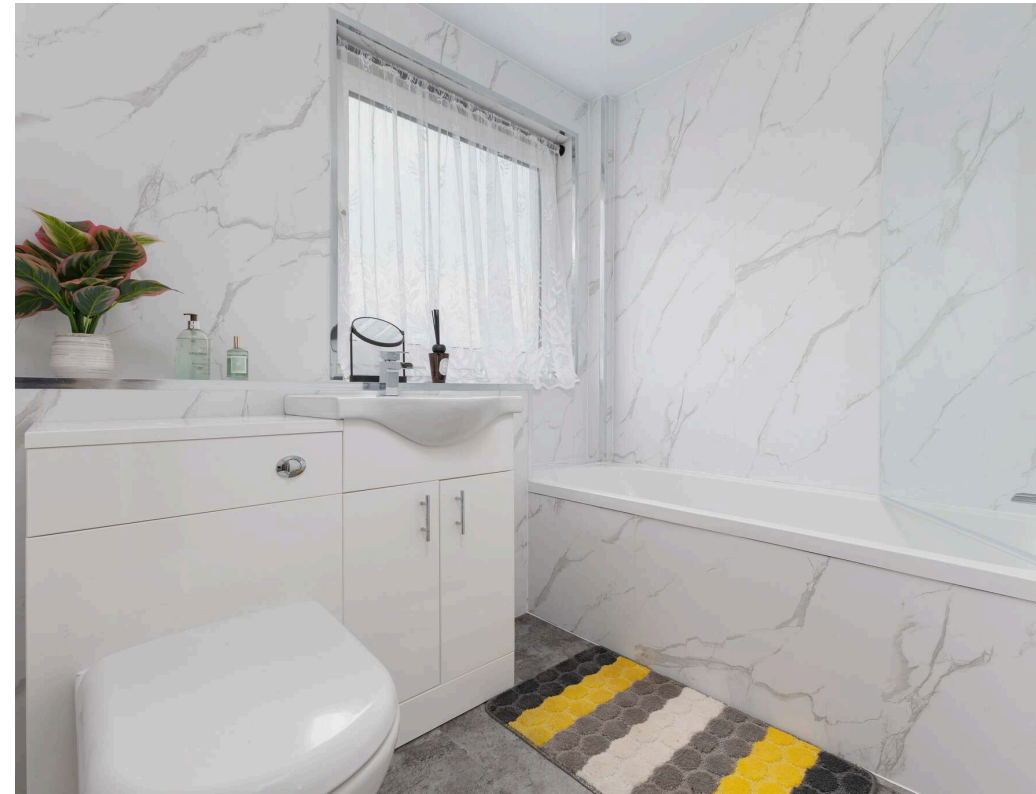




EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.





Cowdenbeath

Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, retail park, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

Morgans Property Package

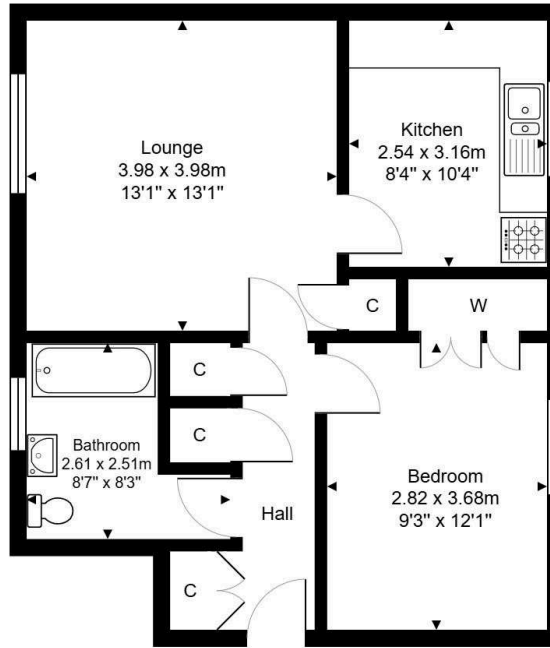
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



1 Arthur Place, Cowdenbeath, KY4 8NR

Total Area: 50.1 m² ... 539 ft²

All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.