



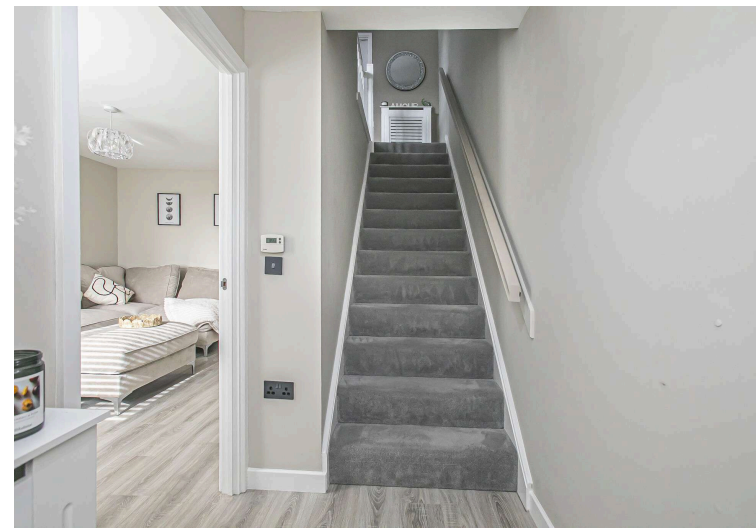
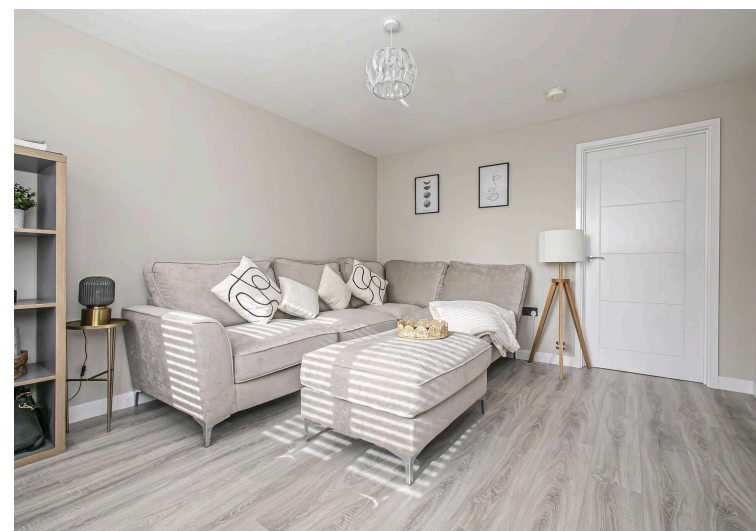
Morgans

PROPERTY

86 Elm Park, Hill of Beath, KY4 8FA

Offers over £185,000





Well-presented two-bedroom home



Separate utility area



Bright and spacious living room



Family bathroom & WC



Fitted kitchen



Built-in storage in both bedrooms



EPC Rating -

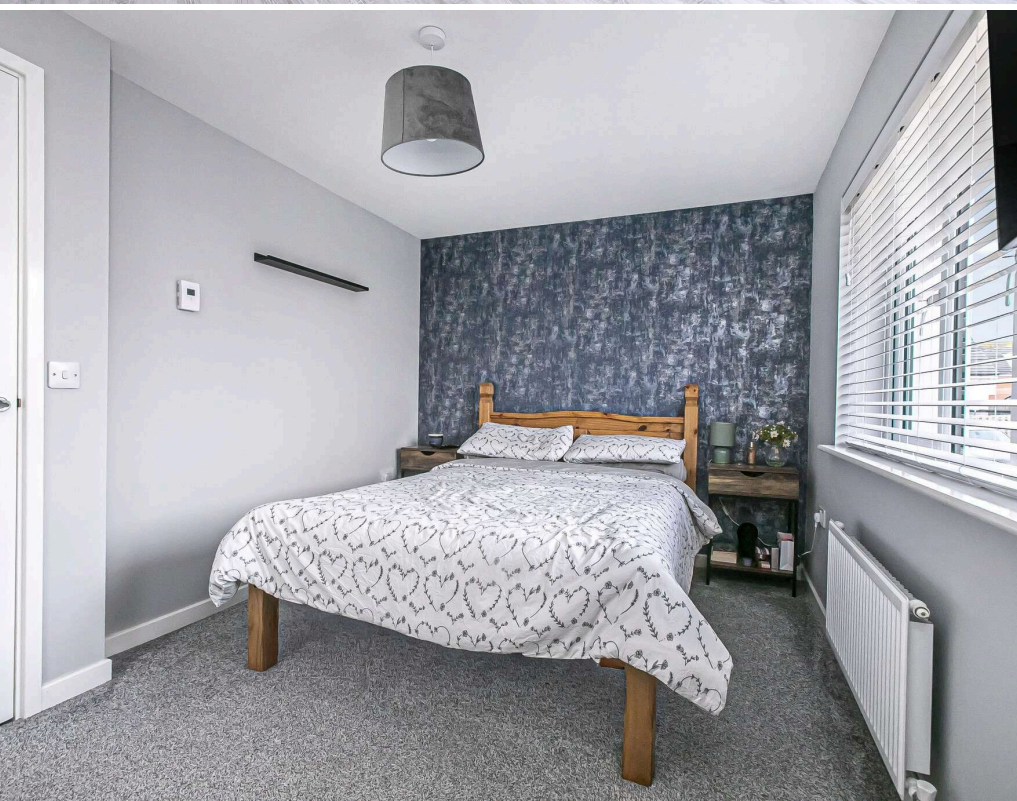


Council Tax Band -



## Welcome

This beautifully presented home offers comfortable and practical accommodation over two levels, making it ideal for first-time buyers, small families, or investors. The ground floor comprises a welcoming entrance leading to a bright and spacious living room, along with a fitted kitchen to the rear. A useful utility area and convenient WC add to the functionality of the home, with additional storage also available. Upstairs, the property features two well-proportioned bedrooms, both benefiting from fitted storage. A family bathroom serves the upper level, with further storage accessed from the landing. There is private parking to the front and fully enclosed rear garden. Situated within a popular residential area of Hill of Beath, the property enjoys a convenient setting close to local amenities, schooling, and transport links.





## **EXTRAS INC IN SALE / AGENTS NOTE**

All floor coverings, blinds, bathroom and light 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.





## Hill of Beath

Hill of Beath is located approximately five miles northeast of Dunfermline between Crossgates and Cowdenbeath. There is a local primary school in Hill of Beath along with grocery shop/post office. The secondary school is easily accessible in Cowdenbeath while the town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. Cowdenbeath railway station connects with both Dunfermline and Edinburgh while there is easy access to the motorway network, all of which makes it an ideal location for commuting.

## 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.



Elm Park, Hill of Beath, KY4 8FA

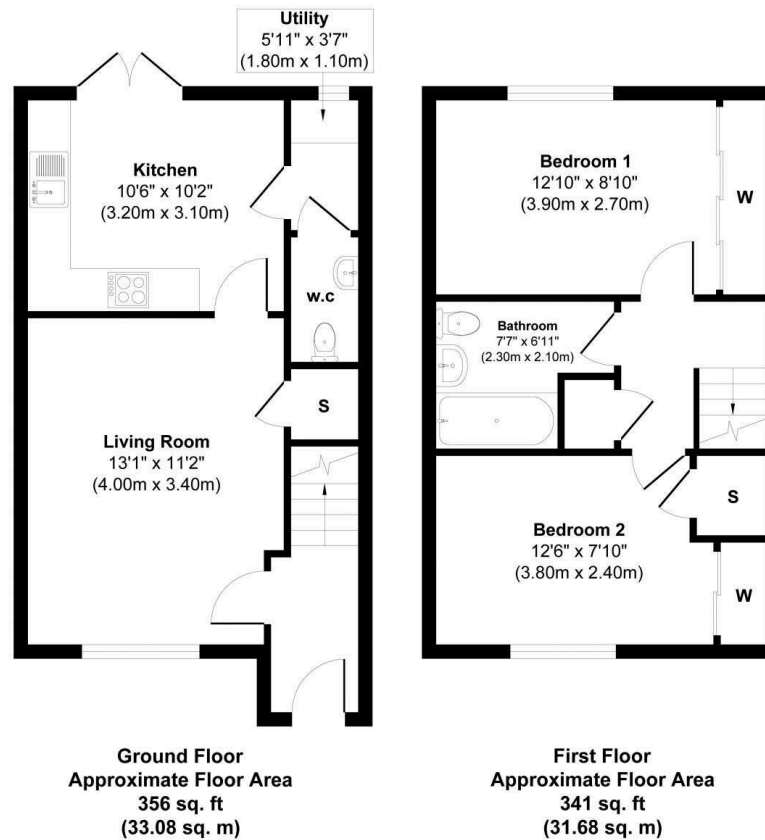


Illustration for identification purposes only, measurements approximate, not to scale. Copyright  
Produced by Home Focus Studio LTD



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