









# Key Features

 3 Bedrooms

 2 Public

 2 Bathroom

- Well-presented semi-detached property within a new modern development in the village of Hill of Beath
- A perfect first-time home with a variety of local amenities close to hand via the village and Cowdenbeath with shops, restaurants and Leisure Centre close to hand with additional facilities at nearby available at Fife Leisure Park
- Primary schooling within the village and secondary schooling in Cowdenbeath and Dunfermline's new Learning Campus
- Cowdenbeath Train Station circa 1.5 miles and close proximity to the M90 motorway and Halbeath Park and Ride, perfect for commuting to Edinburgh
- Accommodation formed over three levels with the ground floor featuring lounge and modern dining kitchen with a good selection of storage units, integrated appliances and French doors leading to enclosed gardens. Storage cupboard and WC
- First floor boasts two double bedrooms and family bathroom with three piece suite and shower over the bath. Study area formed within the hall leading to second floor
- Master suite with built in wardrobe space, double room and contemporary en suite shower room
- Gardens to the rear consist of lawn and decked area, making the most of the south facing aspects
- Garden shed and driveway with parking for several cars with electric charging point
- A fantastic family home with spacious accommodation and large gardens. Viewing come highly recommended
- EPC – B , Council Tax – D
- Factoring Fees – Approx £7 PCM













# Location

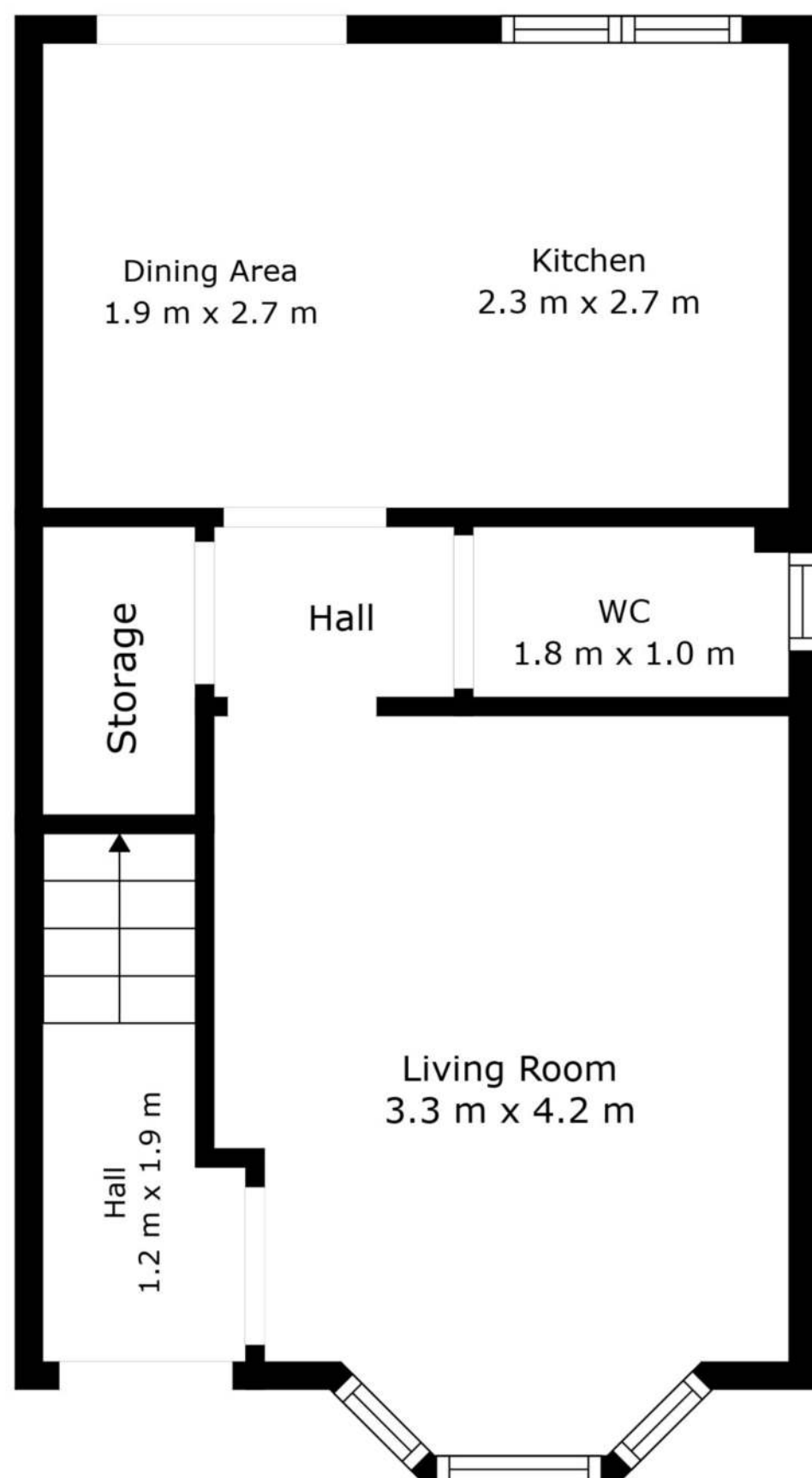
Nestled in the heart of Fife, Cowdenbeath offers a fantastic location for families, first-time buyers, and commuters alike. With excellent transport links—including a train station offering direct services to Edinburgh—and close proximity to the A92, Cowdenbeath provides easy access to both local amenities and major city hubs including Dunfermline and Edinburgh.

The town boasts a variety of property types, from traditional sandstone villas to modern family homes. Local schools, supermarkets, and leisure facilities, including a popular leisure centre and nearby golf courses, make it a practical and enjoyable place to live.

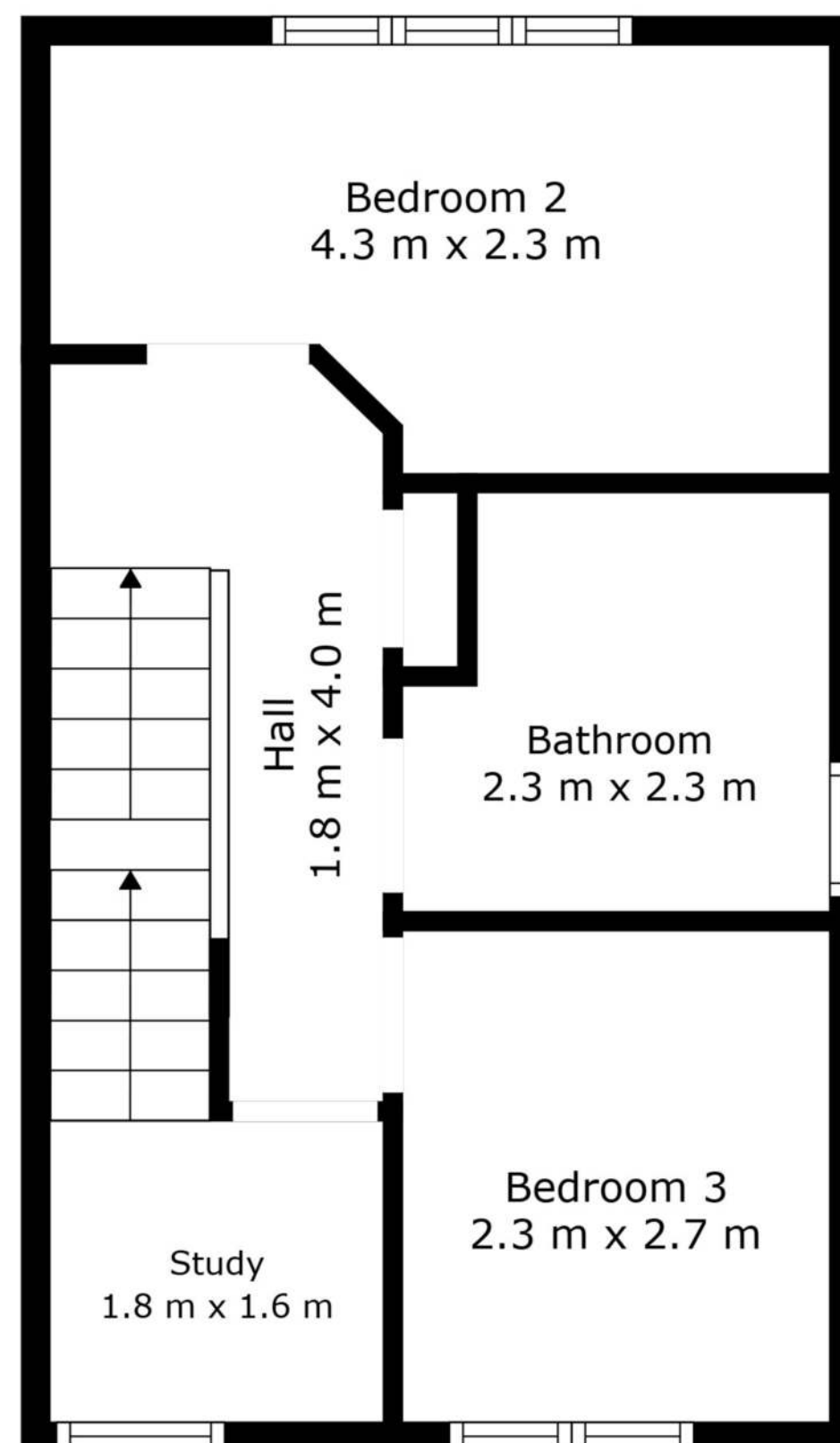
For those seeking community spirit, green spaces, and excellent amenities, Cowdenbeath presents a compelling opportunity on the Fife property market.



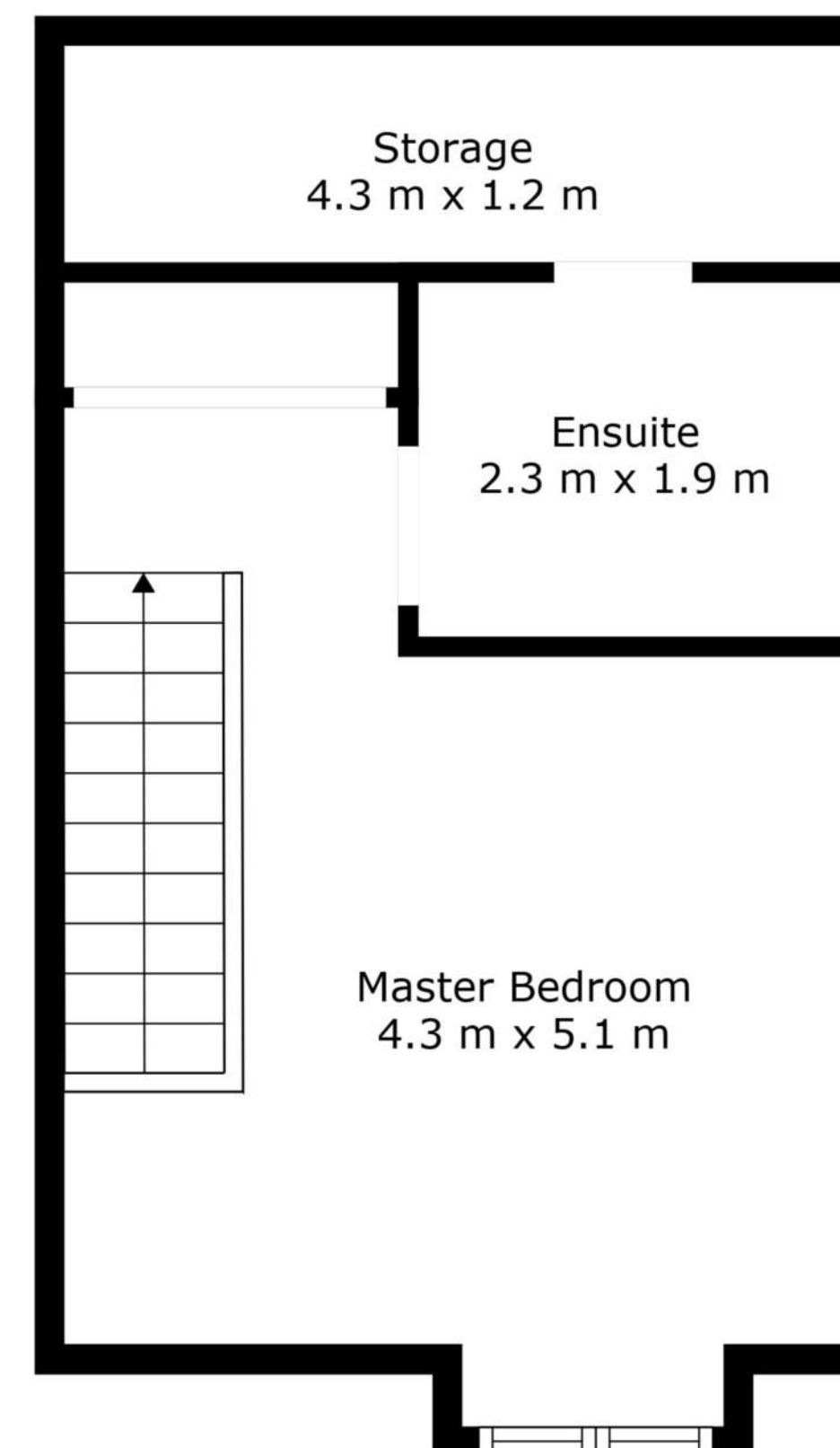




Floor 1



Floor 2



Floor 3



**TOTAL: 88 m2**  
 FLOOR 1: 32 m2, FLOOR 2: 32 m2, FLOOR 3: 24 m2  
 EXCLUDED AREAS: STORAGE: 6 m2, LOW CEILING: 3 m2, WALLS: 9 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



## Enquiries

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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

