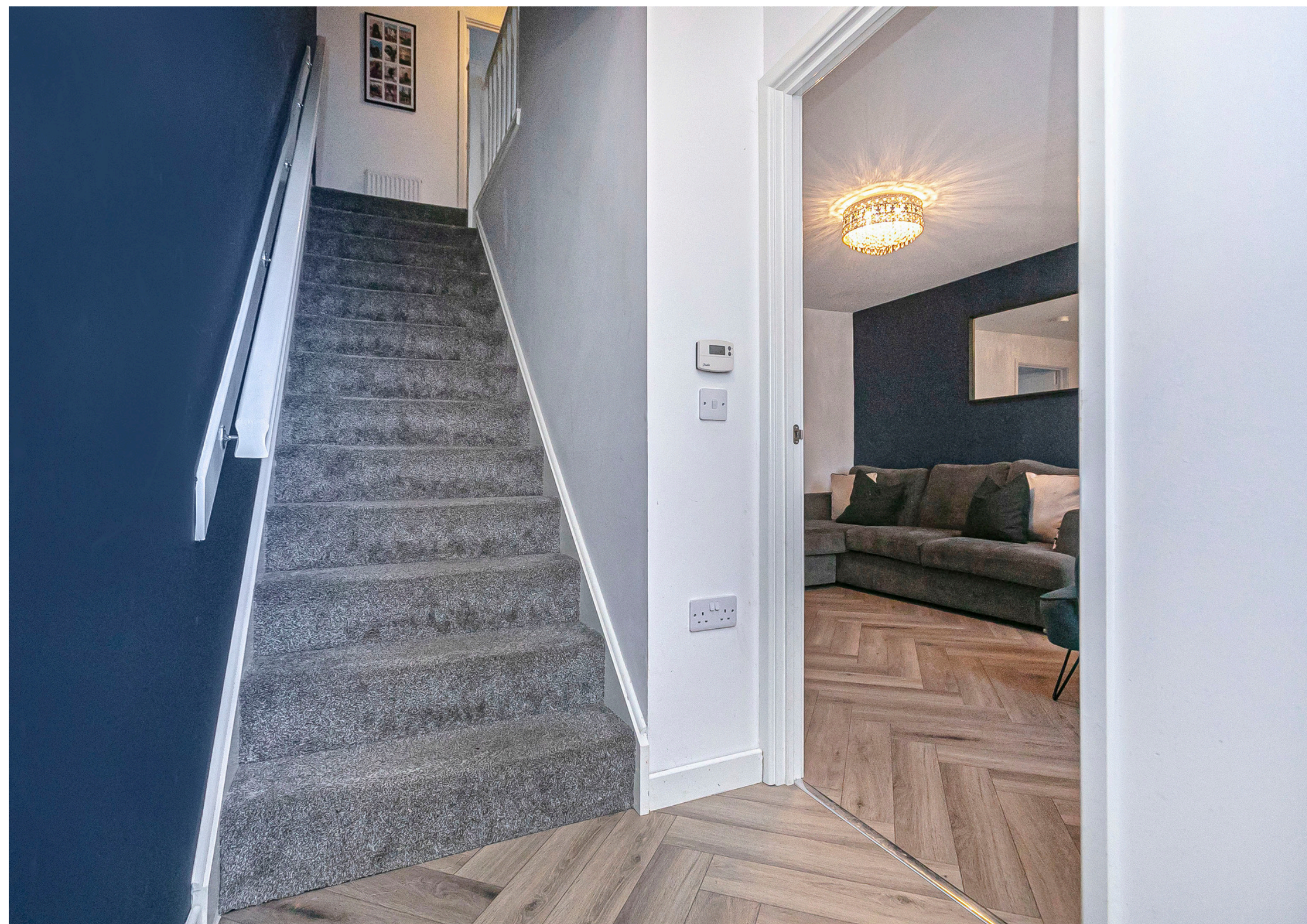




94, Elm Park, Hill Of Beath, KY4 8FA
Offers Over £169,995





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- Well-presented Mid Terraced property within a new modern development in the village of Hill of Beath
- Offered in move in condition
- 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 further available at Fife Leisure Park.
- Primary schooling within 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
- Entrance hallway leading through to a front facing, spacious lounge
- Modern dining kitchen to the rear of the home with a good selection of storage units, room for appliances and French doors leading to enclosed gardens
- WC and utility space located off the kitchen
- Master bedroom with built in mirrored wardrobes
- Second double bedroom with mirrored wardrobes and cupboard space
- Family bathroom with three-piece suite and shower over the bath
- Upgraded and easy to maintain gardens to the rear and gated access onto private resident's parking
- Double glazed with gas central heating throughout
- A fantastic first-time home and viewing comes highly recommended
- EPC – B
- Council Tax - C
- Factoring fee - Approx £100 annually





Location

Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

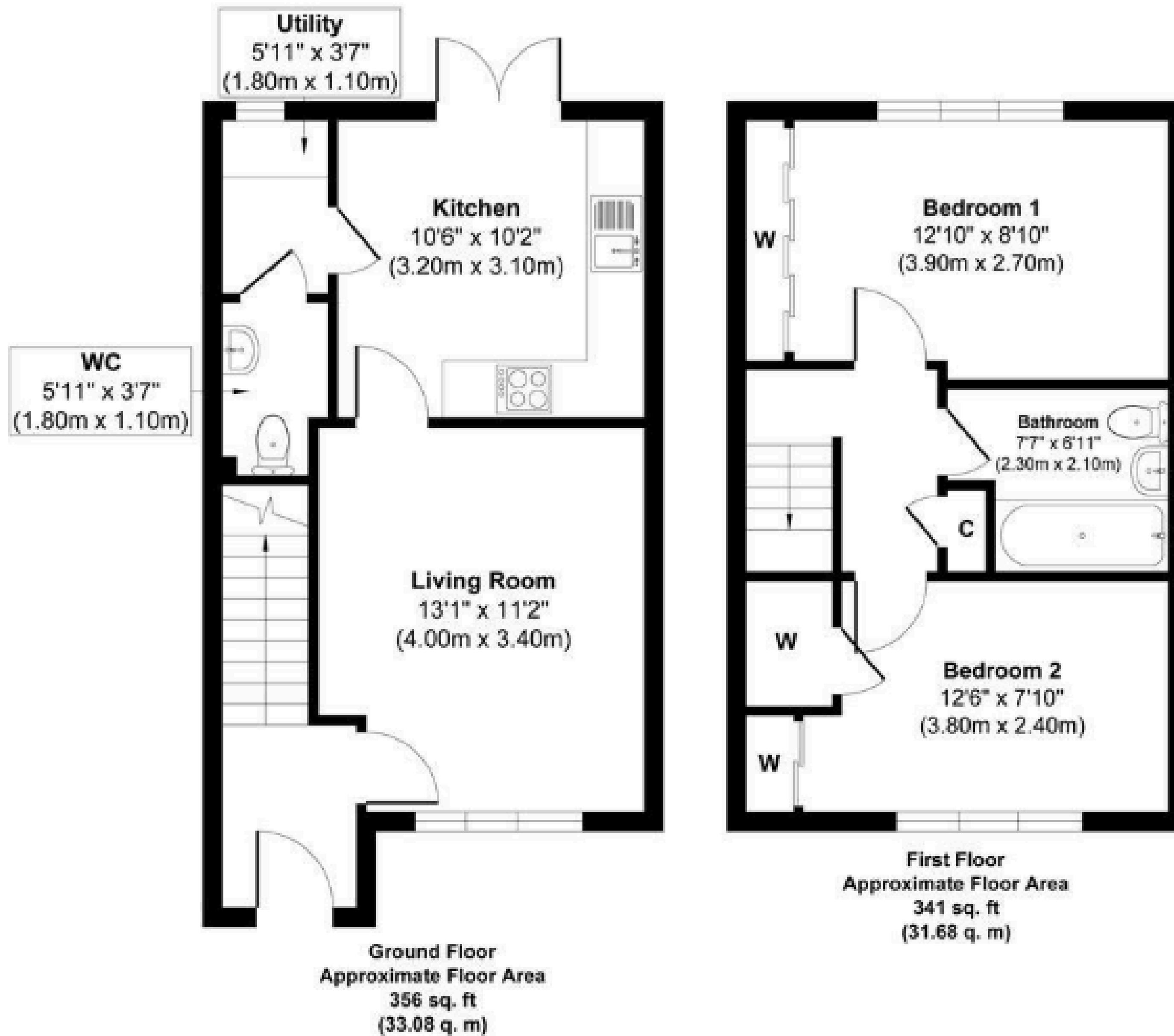
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.



Elm park Hill of Beath KY4 8FA



Enquiries

 01383 629720

 info@maloco.co.uk

 maloco.co.uk



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