



Offers Over £179,950
18 Broomfield Road, Cowdenbeath, Fife, KY4 9AE

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Welcome to 18 Broomfield Road, Cowdenbeath, a charming detached cottage offering flexible accommodation with two bedrooms and two sitting rooms, with the potential to convert one of the sitting rooms into a third bedroom if desired.

The ground floor comprises a spacious dining room which could serve perfectly as the main living area, with convenient access through to the kitchen. The kitchen offers ample worktop space with both floor and wall-mounted units, an oven, gas hob with overhead extractor fan, and space for a freestanding fridge freezer.

Also on the ground level is a well-proportioned bedroom and a family bathroom. The current living room provides additional versatile space and could easily be utilised as a third bedroom, home office, or second sitting room depending on the buyer's needs.

Upstairs, the property features a large principal bedroom with the added benefit of an ensuite shower room. There is also a substantial store room, which could be perfectly suited for conversion into a walk-in wardrobe or dressing room, adding further practicality and appeal.

Externally, the cottage benefits from a low-maintenance slabbed garden area, offering a neat and easily maintained outdoor space. The property enjoys a pleasant position backing onto a public park with beautiful open views, providing a peaceful setting. The location is also ideal for local schools, bus routes, and motorway links, making it convenient for everyday living and commuting. With its detached setting, adaptable layout, and excellent location, this cottage presents a wonderful opportunity for buyers seeking a characterful home with flexibility to suit modern living.

Ground Floor

Entrance hallway



Living room/bedroom3



4.5m x 4.9m (14' 9" x 16' 1")

Dining room



4.5m x 4.3m (14' 9" x 14' 1")

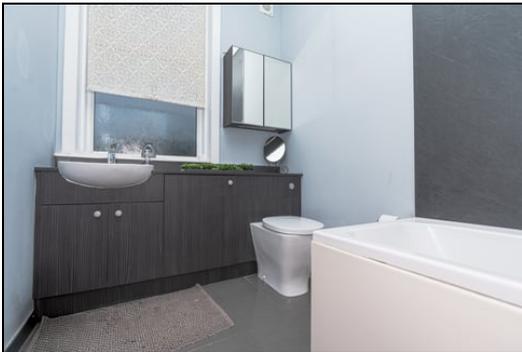


Kitchen



2.9m x 2.9m (9' 6" x 9' 6")

Bathroom



1.7m x 3.2m (5' 7" x 10' 6")

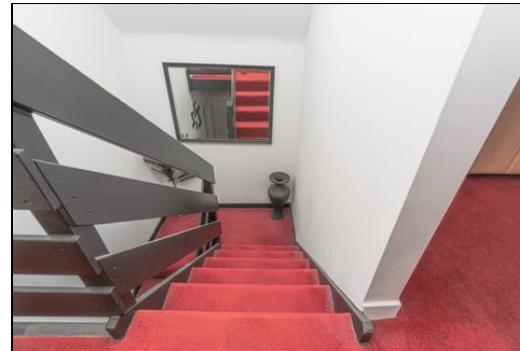


Bedroom



First floor

Top Hallway



Bedroom



4.8m x 7.3m (15' 9" x 23' 11")



Ensuite

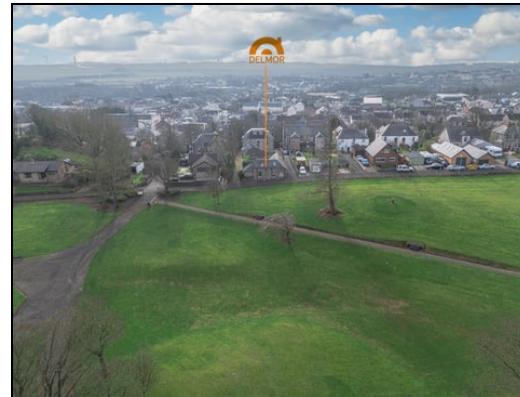


1.1m x 1.6m (3' 7" x 5' 3")

Store room



Gardens



Extras

All floor coverings, gas hob, oven, overhead extractor fan.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject



to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

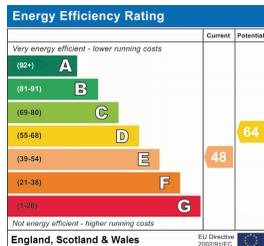
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

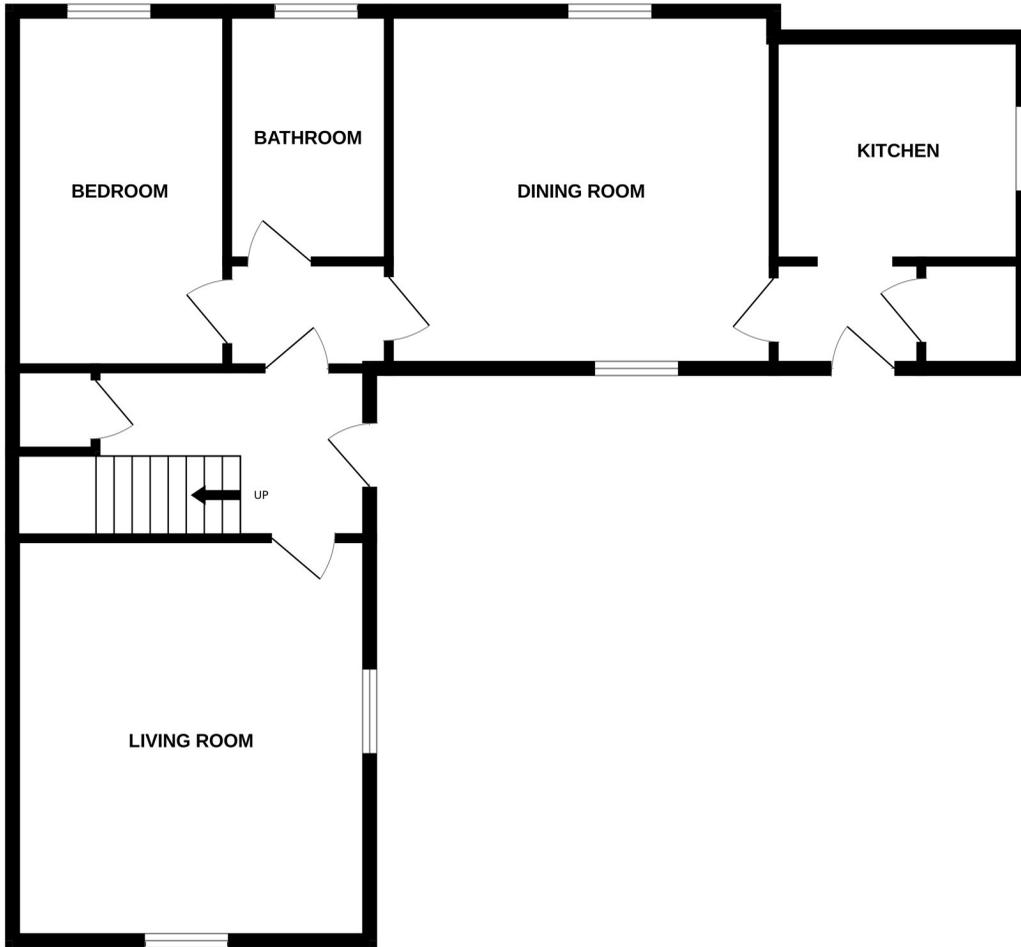
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

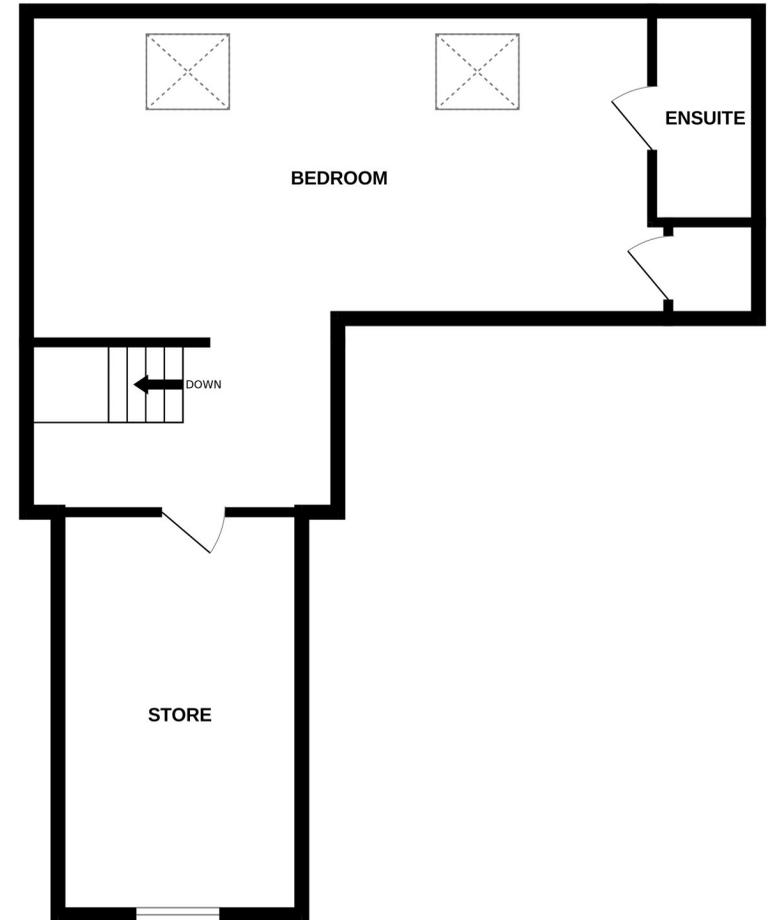
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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