



**Offers Over £149,950**  
**2 Hawthorn Crescent, Hill of Beath, Cowdenbeath, Fife, KY4 8EF**

# 2 Hawthorn Crescent, Hill of Beath, Cowdenbeath, Fife, KY4 8EF

Welcome to 2 Hawthorn Crescent, Hill of Beath a lovely three Bedroom End-Terraced home set within the residential area of Hill of Beath. Offering spacious accommodation over two levels, this property is ideal for first-time buyers, families or investors. The ground floor comprises a bright and generous lounge (approx. 20ft), Fitted kitchen with a range of floor and wall mounted units, gas hob, oven, overhead extractor fan, and plumbing for a washing machine, with space for a freestanding fridge freezer. The kitchen leads into a lovely conservatory, providing additional living or dining space with direct access to the rear garden. Upstairs offers three well-proportioned bedrooms and a family bathroom. Externally, there are gardens to the front and rear, with the end-terrace position providing extra privacy and outdoor space. The property also benefits from double glazing and gas central heating. Hill of Beath offers local amenities including convenience shopping and primary schooling, with a wider range of shops, supermarkets and leisure facilities available in nearby Cowdenbeath and Dunfermline. Excellent transport links provide easy access to Edinburgh and surrounding areas. Early viewing recommended.

## Ground Floor

### Entrance Hallway



### Lounge



4.17m x 6.10m (13' 8" x 20' 0")

### Kitchen



3.23m x 3.71m (10' 7" x 12' 2")

### Conservatory



2.74m x 3.35m (9' 0" x 11' 0")

## First Floor

**Top Hallway**



**Bedroom**



**Bedroom**



3.51m x 3.71m (11' 6" x 12' 2")

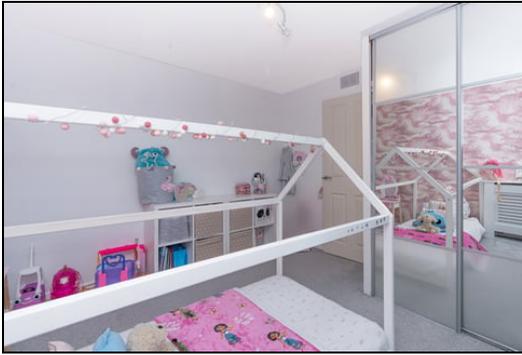
**Bedroom**



3.43m x 3.51m (11' 3" x 11' 6")



3.28m x 3.35m (10' 9" x 11' 0")



## Bathroom



1.63m x 2.26m (5' 4" x 7' 5")

## Gardens



## Extras

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

## 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

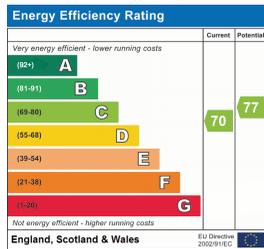
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

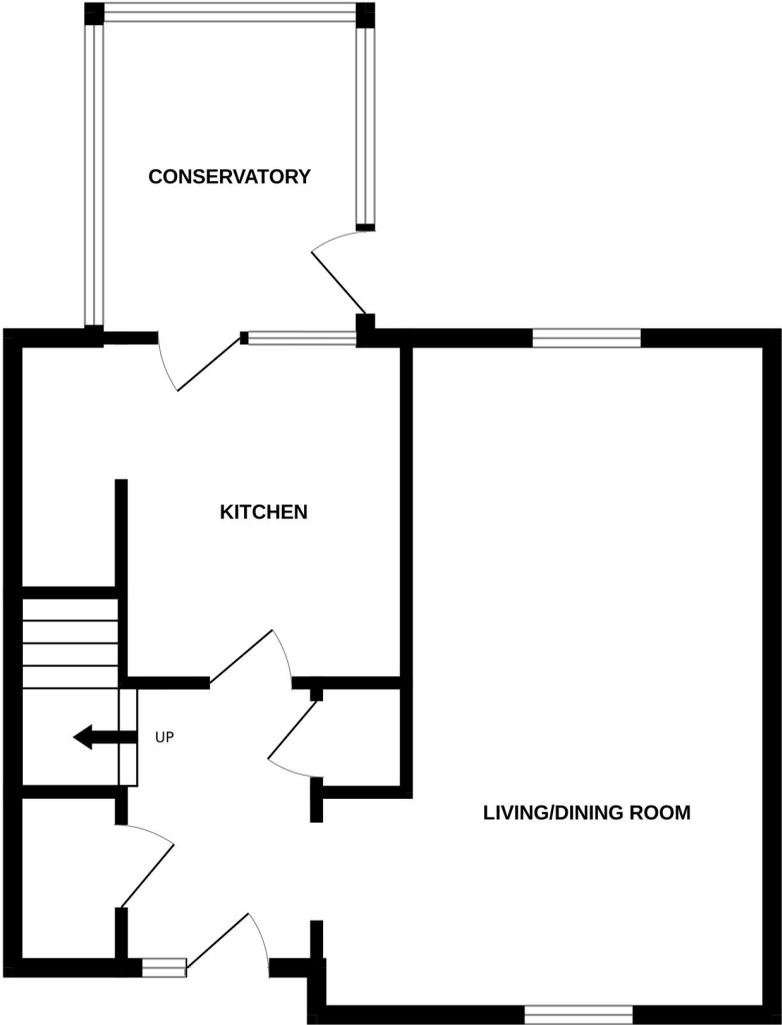
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

## FREE VALUATION

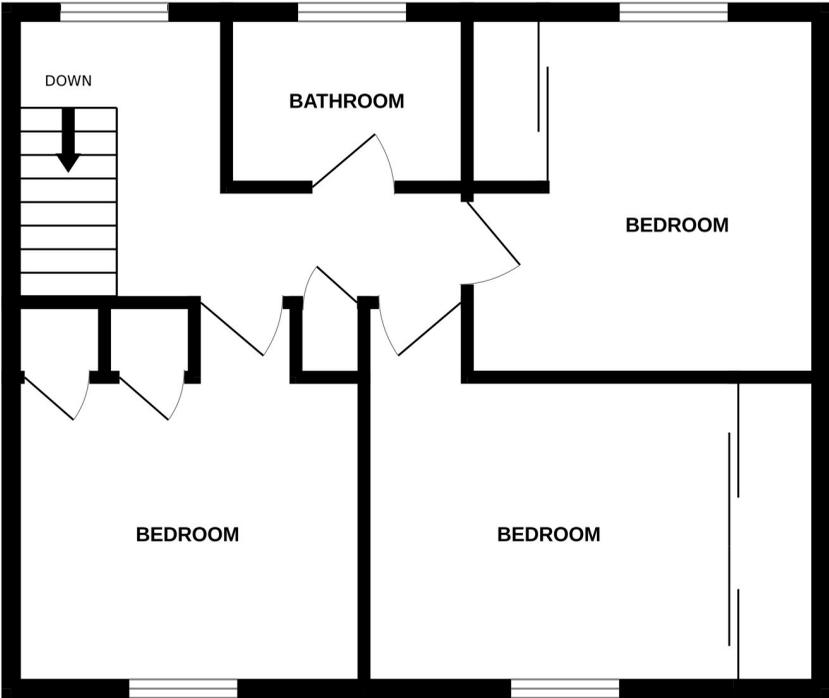
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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