



## 9 Netherton Road, Cowdenbeath, Fife, KY4 9BF

Tastefully Presented & Spacious, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Nestled within a well-established, family-friendly residential development in Cowdenbeath, Fife, this spacious and tastefully finished three-bedroom detached home offers comfortable, modern living across two levels, complete with private gardens, an integrated garage, and a double driveway.

Comprises an entrance vestibule, living/dining room, kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, modern bathroom suites, multiple TV points, gas central heating and double glazing. In addition, there is superb storage, including the powered garage with a utility area, and a partially floored loft.

Externally, the property boasts a mono-blocked driveway with an EV point to the front, whilst the rear garden has a synthetic turf lawn and a paved patio. This modern development also includes unrestricted street parking bays and well-maintained grounds.

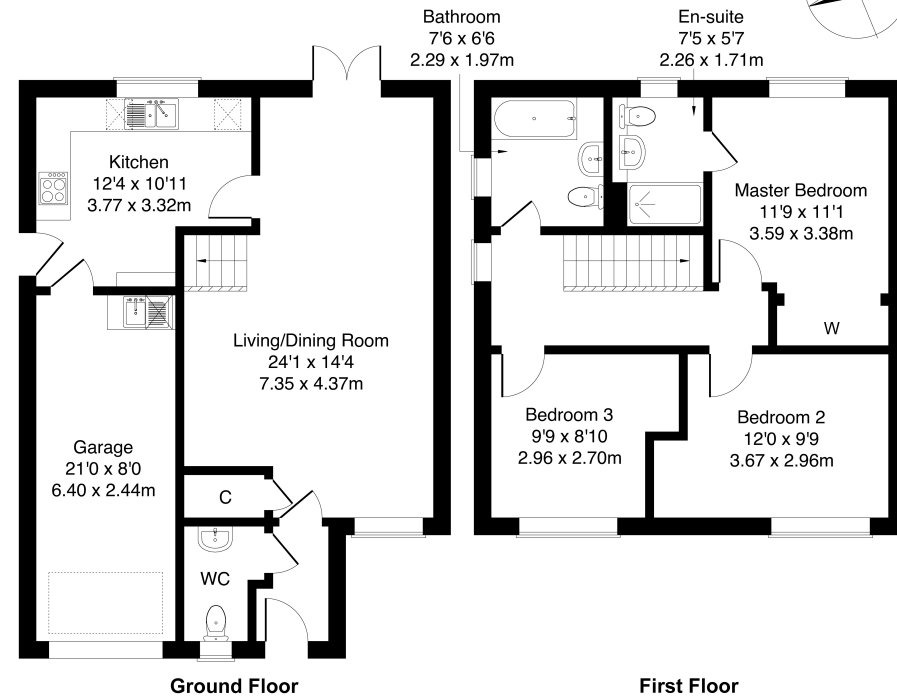
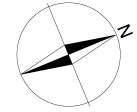
A welcoming entrance vestibule affords access to a convenient WC, and opens a generously proportioned, dual-aspect lounge/dining room that is flooded with natural light and provides ample space for a variety of furnishings, with patio doors opening onto the rear garden—perfect for indoor-outdoor living. Off the lounge, the stylish kitchen is fitted with contemporary units, stone-effect worktops, and a full range of integrated appliances, including an oven, hob, dishwasher, and fridge/freezer. A side door offers further access to the garden, while an internal door leads to the garage for added convenience.

Upstairs, the rear-facing master bedroom benefits from an open built-in wardrobe and a sleek en-suite shower room with a large cubicle. Two further well-proportioned bedrooms are set to the front of the property, ideal for children, guests, or home working. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, with tiled splash areas.



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Approximate Gross Internal Area: (1216 sq ft - 113 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Cowdenbeath is a well-established town located in south-west Fife, offering convenient access to Edinburgh via the nearby A92, which links directly to the M90. The town features a lively High Street with a variety of local shops, along with a Morrisons supermarket, library, banks, and post office. Residents also benefit from a range of recreational amenities, including a leisure centre with a swimming pool and gym, public parks, a football stadium, and a golf

course. Educational facilities include several primary schools and a modern high school, built in 2003. Cowdenbeath is well connected by public transport, with its own railway station and frequent train and bus services to Edinburgh and surrounding areas. The larger towns of Dunfermline and Kirkcaldy lie approximately 6 and 9 miles away, respectively, providing additional shopping, dining, and leisure options.









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