



**Offers Over £144,950**  
**12 Smith Avenue, Cowdenbeath, Fife, KY4 9LU**

# 12 Smith Avenue, Cowdenbeath, Fife, KY4 9LU

Welcome to 12 Smith Avenue, Cowdenbeath a Charming End-of-Terrace Home with Spacious Living and Three Bedrooms Situated in a popular residential area of Cowdenbeath.

Ground Floor The property opens into a welcoming entrance hallway, providing access to the main living areas.

The bright and spacious lounge/dining room extends the full length of the property, creating a versatile space ideal for both relaxing and entertaining, with plenty of natural light throughout.

To the rear, the kitchen offers a practical layout with a range of floor and wall-mounted units, a gas hob, double oven, and overhead extractor fan. There is space for a freestanding fridge freezer and plumbing for a washing machine. The room also benefits from excellent storage options, including access to additional cupboards. The ground floor also benefits from a convenient WC.

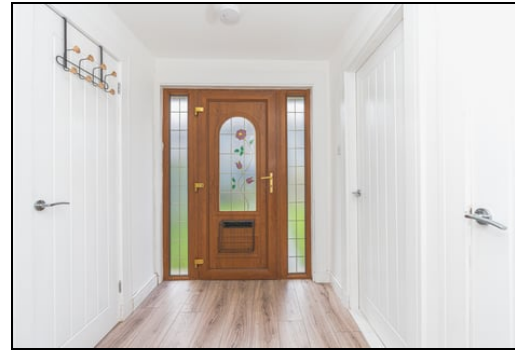
The upper level comprises three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family living, home working, or guest space.

A centrally located, stunning modern shower room serves all bedrooms, finished to a good standard with contemporary fittings and stylish design. the property also benefits from gas central heating and double glazing.

12 Smith Avenue enjoys a convenient and sought-after location within Cowdenbeath, offering easy access to a wide range of local amenities including shops, supermarkets, and leisure facilities. Excellent schooling is available nearby at both primary and secondary levels, making the property ideal for families. For commuters, the property benefits from excellent transport links, with Cowdenbeath railway station providing regular services to Edinburgh and surrounding areas, as well as easy access to the A92 for travel across Fife and beyond. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

## ground floor

### Entrance hallway



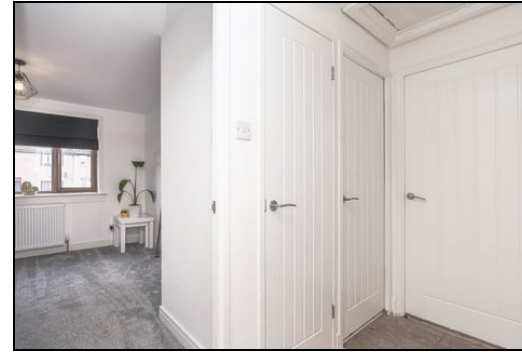
### Lounge/Diner



4.4m x 6.2m (14' 5" x 20' 4")



Kitchen



Rear Bedroom

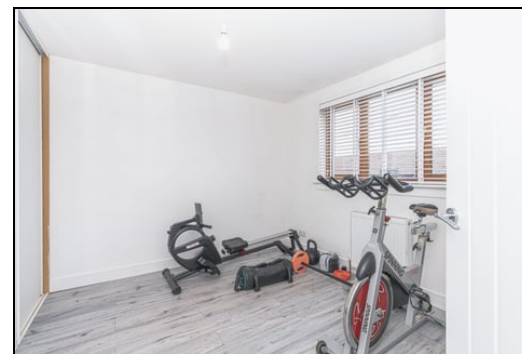
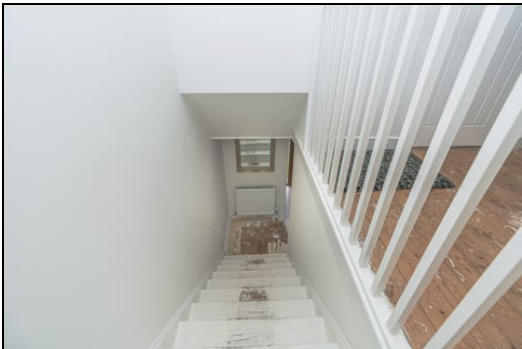


3m x 3.2m (9' 10" x 10' 6")

WC

FIRST FLOOR

Top Hallway



3.5m x 3m (11' 6" x 9' 10")

**Front bedroom left**



**Bathroom**

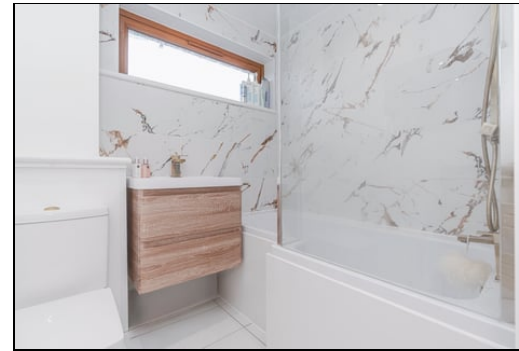


3.9m x 3m (12' 10" x 9' 10")

**Front bedroom right**



3.5m x 3m (11' 6" x 9' 10")



1.5m x 2.2m (4' 11" x 7' 3")

## Gardens



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

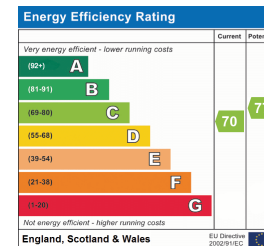
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

## Extras

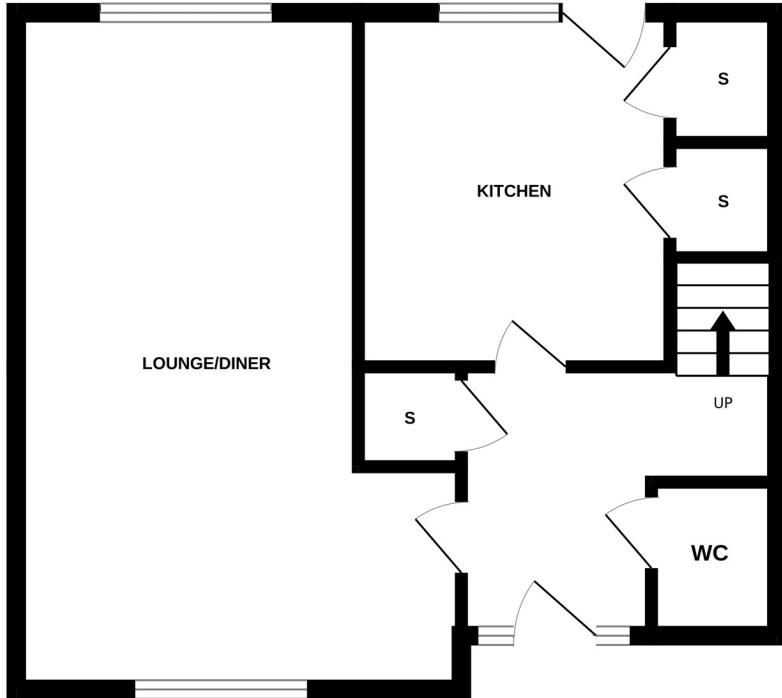
All floor coverings, blinds, Gas hob, double oven, and overhead extractor fan.

## SONIC TAPE

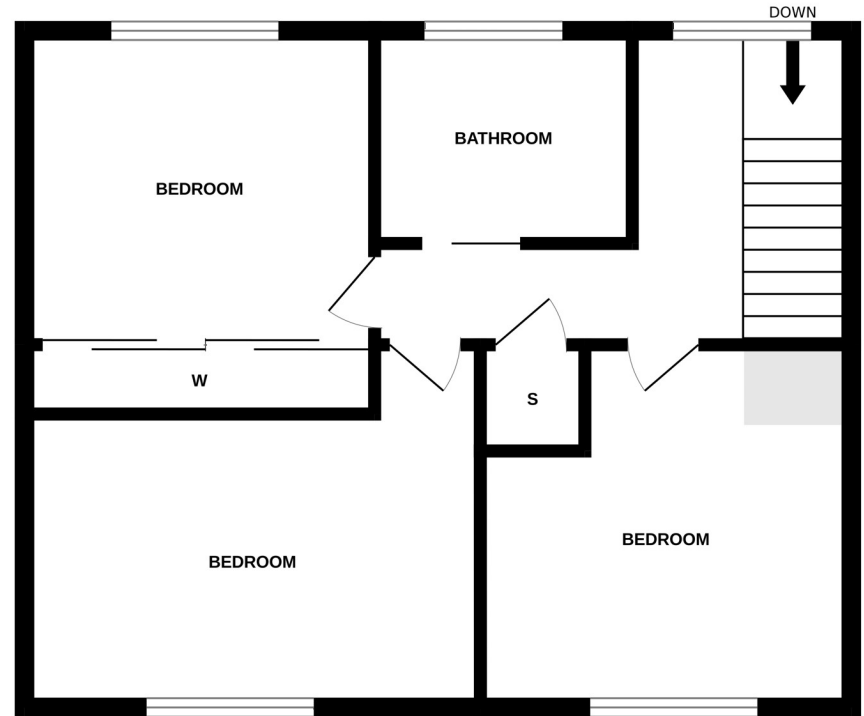
All measurements have been taken using a sonic tape measure and therefore, may be subject



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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