



Offers Over £94,950
31 Mitchell Crescent, Hill of Beath, Cowdenbeath, Fife, KY4 8DY

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Welcome to 31 Mitchell Crescent, Hill Of Beath. A well presented spacious 3-Bedroom first floor flat that offers excellent living space throughout.

Accessed via a private stairwell, the property opens into a central hallway which provides a practical layout and access to all rooms.

The bright and spacious living room is positioned to the rear of the property. The fitted kitchen is well-sized, featuring a range of floor and wall-mounted units, a gas hob, oven, and overhead extractor fan. There is also space for a free-standing fridge freezer and plumbing in place for a washing machine, making it well-equipped for modern living.

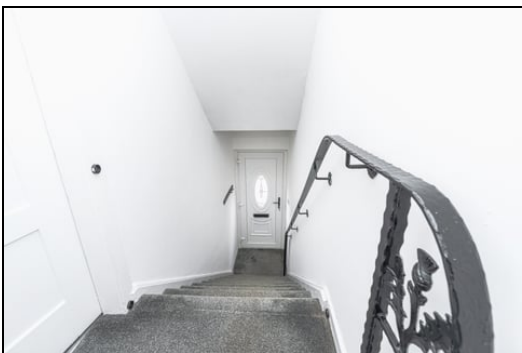
The property boasts three well-proportioned bedrooms. The bathroom is centrally located and fitted with a three-piece suite.

Further benefits include good storage throughout, double glazing, gas central heating and access to a private outdoor space.

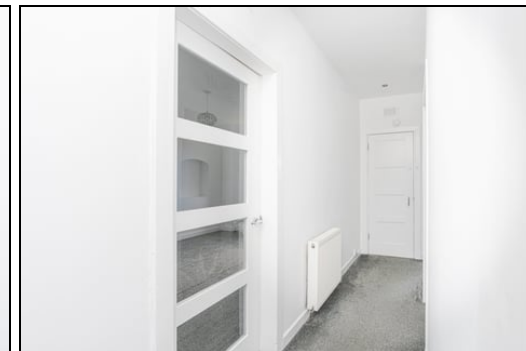
Situated in the popular village of Hill of Beath, the property is well placed for local amenities, schooling, and transport links, making commuting to nearby towns and cities straightforward. Early viewing is highly recommended to fully appreciate the space and potential on offer.

Ground Floor

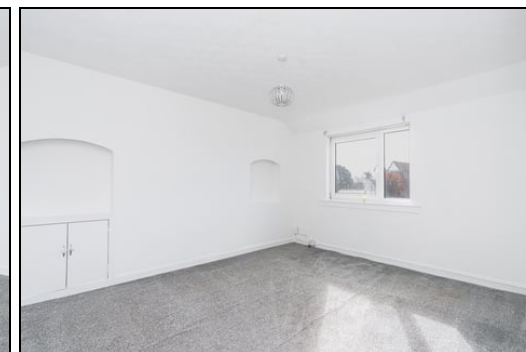
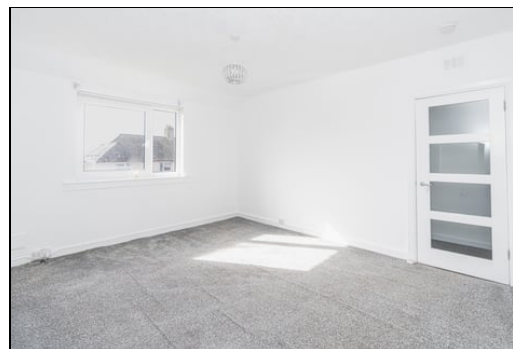
Entrance



Hallway



Lounge



3.59m x 4.55m (11' 9" x 14' 11")

Kitchen



2.89m x 3.02m (9' 6" x 9' 11")

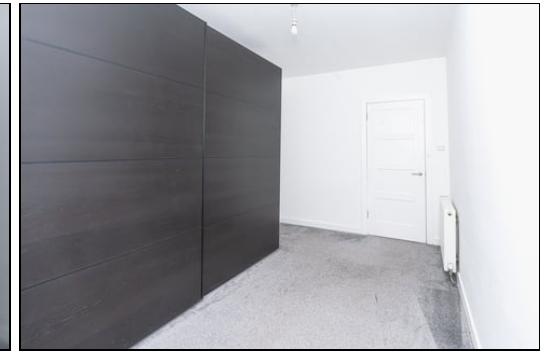
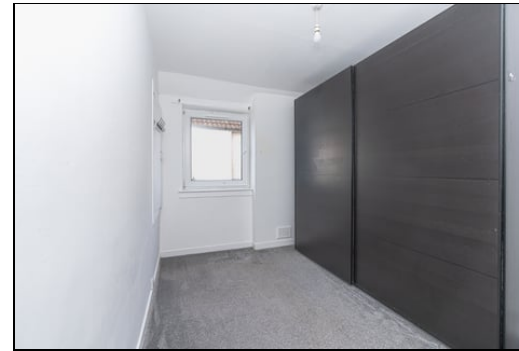


Bedroom

Bedroom



4.02m x 3.48m (13' 2" x 11' 5")



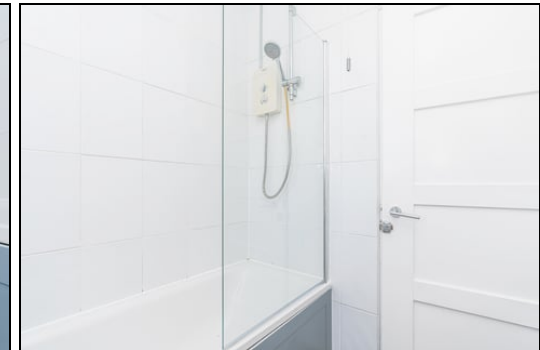
4.02m x 2.61m (13' 2" x 8' 7")

Bedroom

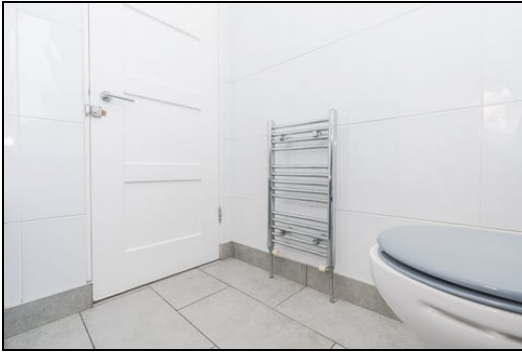


4.02m x 2.86m (13' 2" x 9' 5")

Bathroom



1.80m x 1.80m (5' 11" x 5' 11")



Gardens



Extras

All floor coverings, gas hob, oven, overhead extractor fan, Black wardrobes. Garden shed and summerhouse.

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

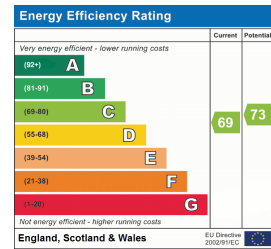
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

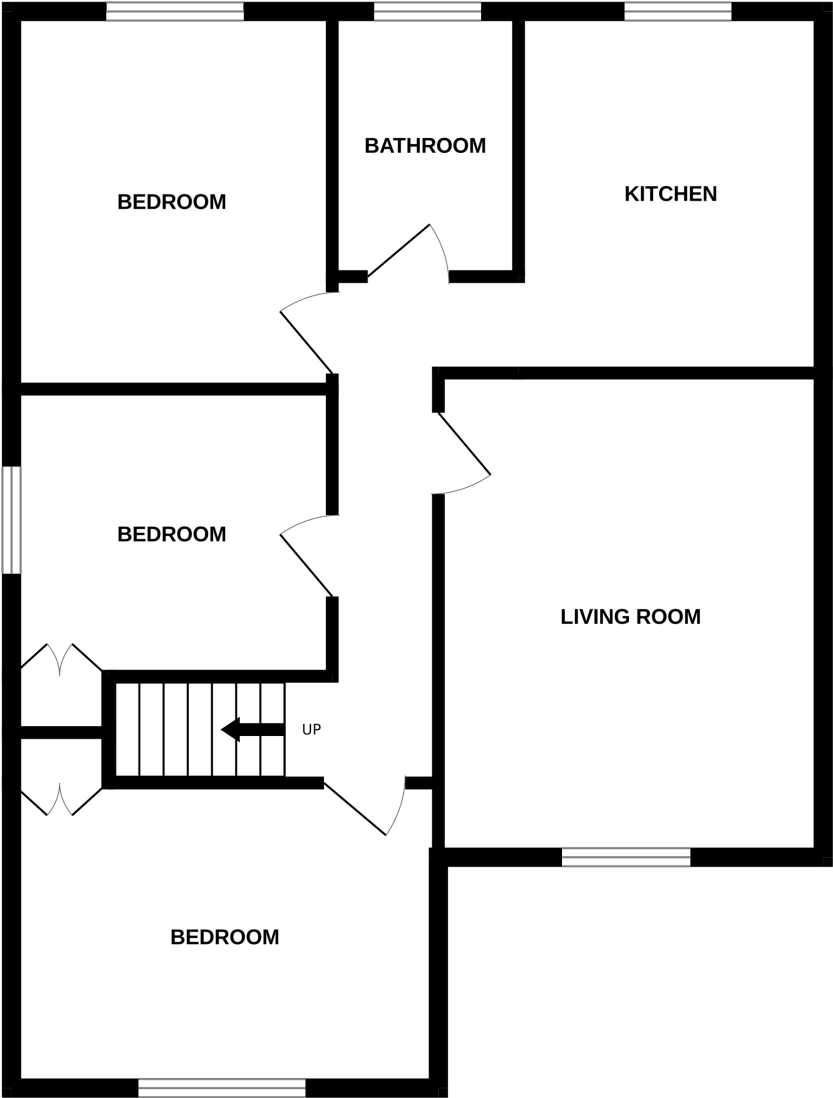
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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



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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