



**Offers Over £144,950**  
**24 Johnston Park, Cowdenbeath, Fife, KY4 9AZ**

# 24 Johnston Park, Cowdenbeath, Fife, KY4 9AZ

Welcome to 24 Johnston Park, Cowdenbeath a lovely 3 Bedroom Mid-Terraced Villa with Garage. Ideally situated within a popular residential area of Cowdenbeath. Offering spacious accommodation over two levels, this property is perfect for first-time buyers, families, or buy-to-let investors alike.

The ground floor comprises a welcoming entrance hallway with useful storage, leading through to a bright and generously sized living room.

The modern fitted kitchen offers an excellent range of floor and wall-mounted units, providing ample worktop and storage space. It is well-equipped with a gas hob, oven, overhead extractor fan, integrated fridge freezer, and integrated dishwasher and integrated washing machine. Completing the lower level is a stylish and contemporary shower room, conveniently positioned for everyday use.

On the upper floor, the property boasts three well-proportioned bedrooms, all offering comfortable accommodation and flexibility for family living, home working, or guest space.

Externally, the property benefits from private front and rear gardens providing great outdoor space. A garage is also included, offering excellent storage or secure parking. Further benefits include double glazing and gas central heating throughout.

Located in the well-established town of Cowdenbeath, the property is ideally placed for access to a wide range of local amenities including shops, supermarkets, schools, and leisure facilities. There are also excellent transport links nearby, with easy access to the M90 and Cowdenbeath train station providing convenient commuting to Edinburgh and beyond. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

## ground floor

### Entrance Hallway



### Living room



3.9m x 4.4m (12' 10" x 14' 5")

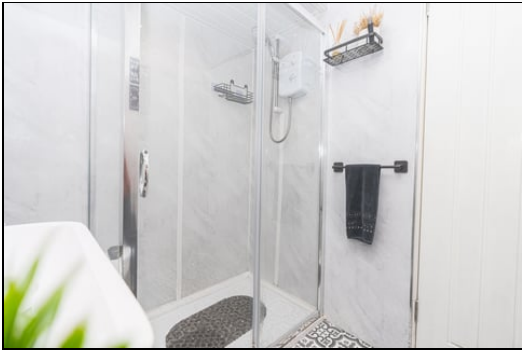
### Kitchen



3.4m x 3.6m (11' 2" x 11' 10")



Shower room



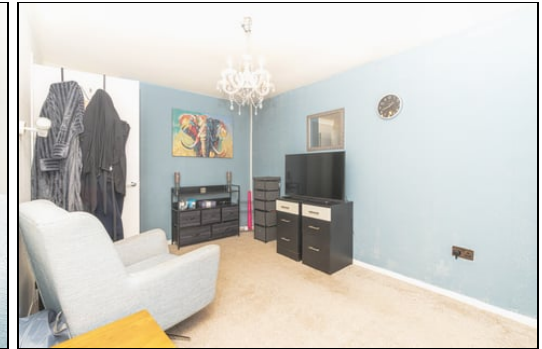
2m x 2m (6' 7" x 6' 7")

first floor

Top Hallway

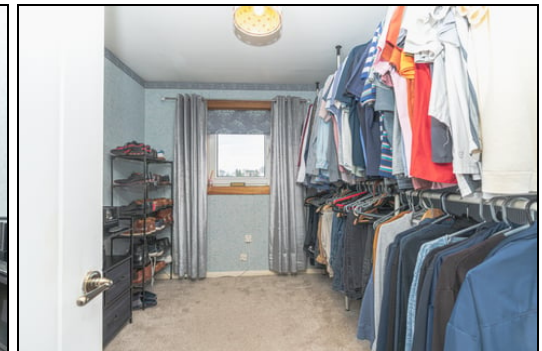
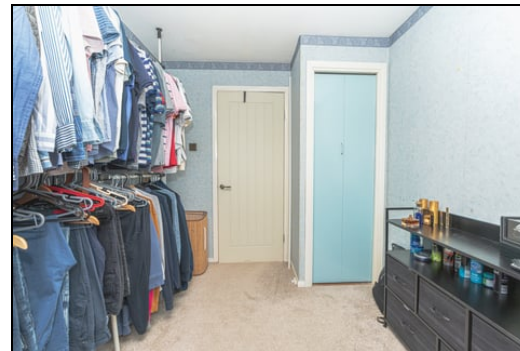


Bedroom left



3.9m x 2.7m (12' 10" x 8' 10")

Bedroom middle



3.8m x 2.4m (12' 6" x 7' 10")

## Bedroom right



3m x 2.6m (9' 10" x 8' 6")

## Gardens



## Extras

All floor coverings, oven, gas hob, overhead extractor fan, integrated fridge freezer, integrated dishwasher and integrated washing machine.



## 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

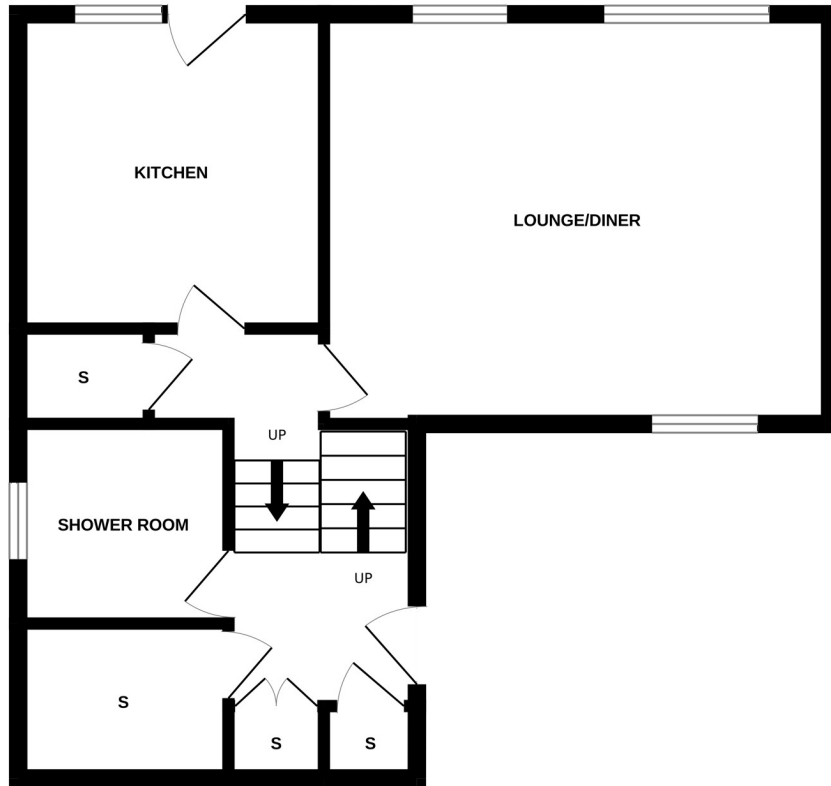
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

## FREE VALUATION

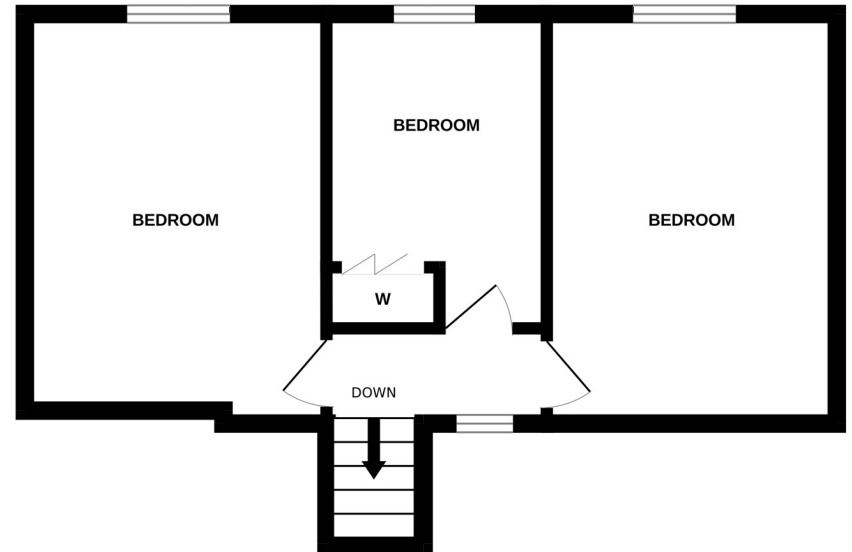
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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