



Estate Agents and Solicitors

29 Robert Smith Court, Lumphinnans, Cowdenbeath, Fife, KY4 8AE

Beautifully Presented, Three Bedroom, Mid-Terrace Home

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Property Description

Beautifully presented, three-bedroom, mid-terrace house, set over three storeys. Peacefully situated off-street in an established residential development, in Lumphinnans, Cowdenbeath, Fife.

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

Finished in light contemporary decor throughout, highlights include a modern fitted kitchen and stylish bathroom suites. In addition, there is electric heating, double glazing, TV and phone points, and good storage including bedroom wardrobes.

Set on a shared courtyard, there is ample residential parking, and additional shared garden grounds with views to the Lomond Hills. The development has a semi-rural location, ideally placed for access to the Fife countryside, local golf courses and the A92.

The entrance hall gives access to the ground floor and the stairs leading to the upper floors, and features two storage cupboards.

The living room is set to the rear on the first floor, and features carpeted flooring, a central light fitting and ample space for dining furniture. Set to the front, the kitchen is fitted with modern units, marble-effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated oven and electric hob; and a freestanding fridge and a separate freezer.

On the second floor, the master bedroom features carpeted flooring, a central light fitting, a Velux-style window, a built-in wardrobe with mirror sliding doors and a bright en-suite shower room; whilst set off the landing a large cupboard offers superb storage.

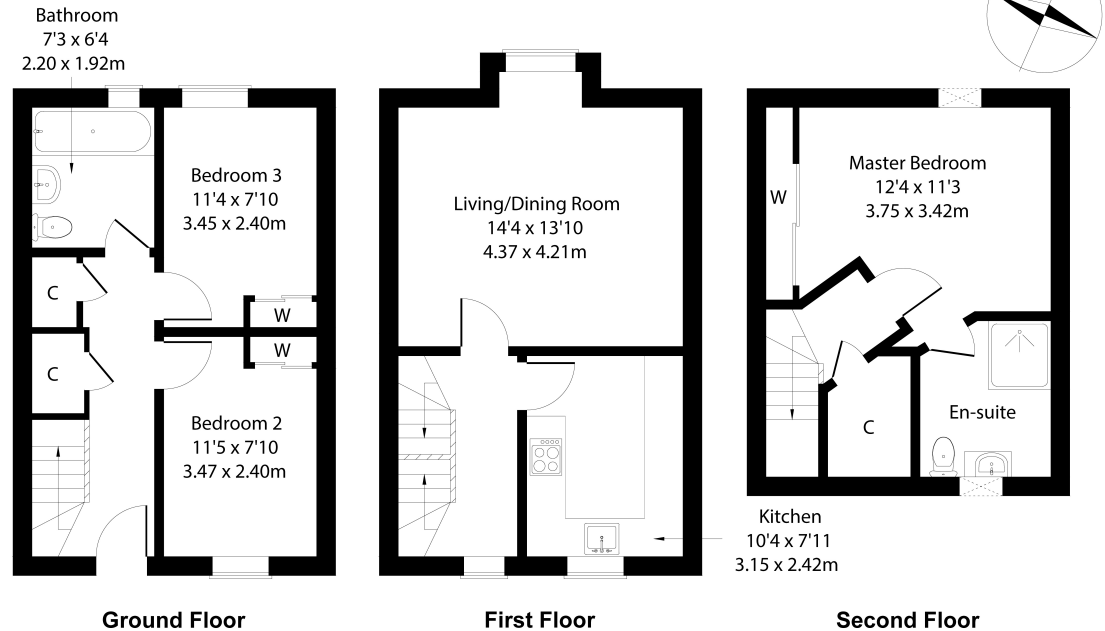
Two further double bedrooms are set on the ground floor, both similarly sized and finished with carpeted flooring and built-in wardrobes with mirror sliding doors. Completing the accommodation, the bathroom is fitted with a white three-piece suite, an electric shower over the bath and tiled splash walls, and a ladder-style radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (969 sq ft - 90 sq m.)



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

Area Description

Lumphinnans is a small, former mining village, along the B981, offering a short commute to and from Edinburgh via the nearby A92, which connects to the M90. Set between the towns of Cowdenbeath and Lochgelly which both provide a good selection of local shops, with a Morrisons supermarket at Cowdenbeath, as well as a library, banks, and a post office. Other amenities include a leisure centre with a swimming pool and gym, public parklands, a football stadium, and a selection of golf courses available at the doorstep. Within a short walk, the town itself has a local primary school, whilst

high schools are available in the neighbouring towns. Dunfermline is the closest larger town, some 6 miles eastwards, with Kirkcaldy 8 miles to the west which offer a further range of high street shops, amenities and leisure facilities. Lumphinnans has bus services offering connection to Edinburgh and Fife; whilst Cowdenbeath and Lochgelly have railway stations, connecting both Edinburgh and other long-distance destinations.





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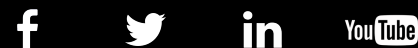
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