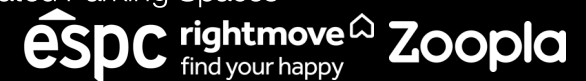




45 Acom Road, Cowdenbeath, Fife, KY4 9BS

Beautifully Presented, Two-Bedroom, Mid-Terrace Home with Garden & Two Allocated Parking Spaces

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Property Description

Beautifully presented and spacious, two-bedroom, mid-terrace family home, with a private garden and two allocated parking spaces. Set in a modern, factored, development, in the area of Leuchatsbeath, Cowdenbeath, Fife.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a family-size bathroom, and a ground-floor WC.

Highlights include a modern fitted kitchen and bathroom suite, and light tasteful decor, ready-to-move-in. In addition, there is good storage provision, gas central heating and double glazing.

Externally, the property benefits from a well-kept southerly-facing private garden to the rear, featuring a lawn, patios, and a store shed; and two allocated parking spaces to the front.

This modern development also has unrestricted street parking and well-maintained communal areas.

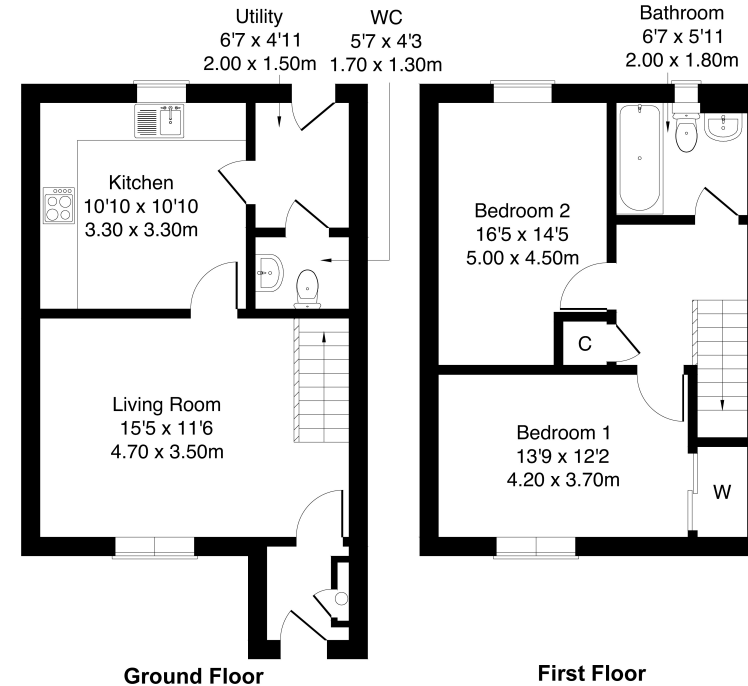
A welcoming entrance opens into a spacious living room, set to the front, with light decor, a central light fitting and wood effect flooring continuing into the kitchen. Set to the rear, accessed from the lounge, the stylish kitchen is fitted with modern units and worktops, a sink with a drainer; and an integrated double oven, gas hob, and fridge/freezer. Set off the kitchen, a rear hall offers superb storage space and provides access to the southerly-facing rear garden and a convenient WC.

On the upper floor, bedroom one is set to the front, offering a generous room size, tastefully finished, with features including carpeted flooring, a central light fitting and a built-in wardrobe with mirrored sliding doors. Another well-sized bedroom is set to the rear, similarly finished with light decor, carpeted flooring, and plenty of space for furnishings. Completing the accommodation, the bathroom is set to the rear, fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (764 sq ft - 71 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 long-established township in south-west Fife, offering a short commute to and from Edinburgh via the nearby A92, which connects to the M90. The bustling High Street provides a good selection of local shops, with a Morrisons supermarket, a library, banks, and post office facilities. Other amenities include a leisure centre with a swimming pool and gym, public

parklands, a football stadium, and a golf course. There are several primary schools and a modern high school built in 2003. Dunfermline is the closest large town, some 6 miles eastwards, with Kirkcaldy 9 miles to the west. Cowdenbeath has its own railway station, with both trains and buses offering frequent connections to Edinburgh and other local and long-distance destinations.





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