



Offers Over £259,500
11 Elm Park, Hill of Beath, Cowdenbeath, Fife, KY4 8BF

11 Elm Park, Hill of Beath, Cowdenbeath, Fife, KY4 8BF

Delmor are delighted to be marketing this beautifully presented, modern detached villa offering spacious, versatile family living across two well-designed levels. Set within a desirable residential location, the home benefits from generous room sizes, multiple public areas, and convenient amenities throughout. Hill of Beath is close to shopping, schooling and there are close links to the A92/M90 making it an ideal base for the commuter. The City of Dunfermline is also close by with a great range of amenities including Duloch Leisure Park and Halbeath Park and Ride. The ground floor is centred around a welcoming entrance hallway that connects the main living spaces. To the rear, a bright and airy living room enjoys direct access to the garden via French doors, creating an ideal setting for relaxation and entertaining. The kitchen sits adjacent, offering a practical layout with ample workspace and potential for informal dining and incorporating gas hob with electric oven below and overhead extractor fan. Integrated fridge/freezer, dishwasher and washing machine. To the front of the property, a well-proportioned dining room provides a dedicated area for family meals and gatherings. A convenient WC and internal access to the integral garage further enhance everyday convenience. The first floor features four spacious bedrooms, each offering comfortable accommodation for family members or guests. The principal bedroom benefits from its own en-suite shower room, while the remaining rooms are served by a well-appointed family bathroom. A central landing with good circulation space completes the upper level. The rear gardens are enclosed with astro turfed and slabbed patio areas. The front gardens are open with driveway leading to the garage. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance Hallway



Lounge



4.93m x 3.51m (16' 2" x 11' 6")

Dining Room



3.44m x 2.61m (11' 3" x 8' 7")

Kitchen



4.05m x 2.88m (13' 3" x 9' 5")

Downstairs WC



1.07m x 1.80m (3' 6" x 5' 11")

First Floor

Top Hallway



Bedroom



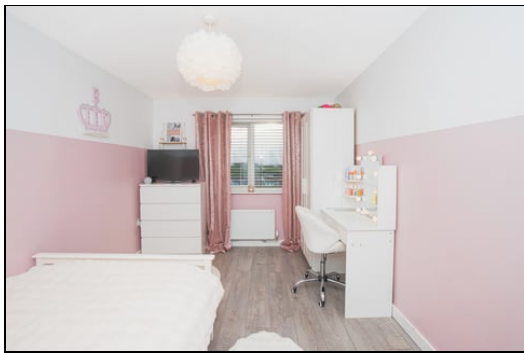
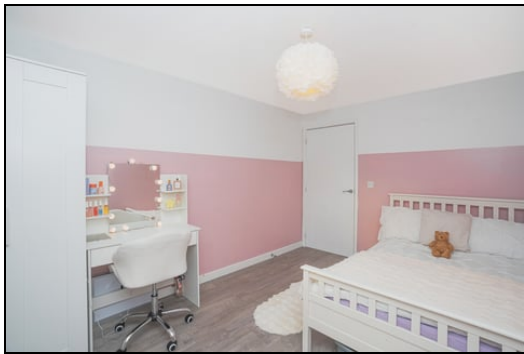
4.07m x 3.66m (13' 4" x 12' 0")

En Suite



1.35m x 2.53m (4' 5" x 8' 4")

Bedroom



4.07m x 2.75m (13' 4" x 9' 0")

Bedroom



3.23m x 3.69m (10' 7" x 12' 1")



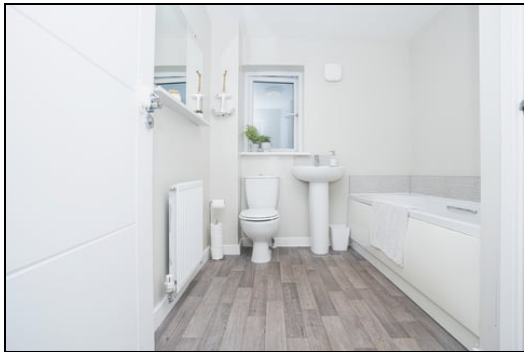
Bedroom



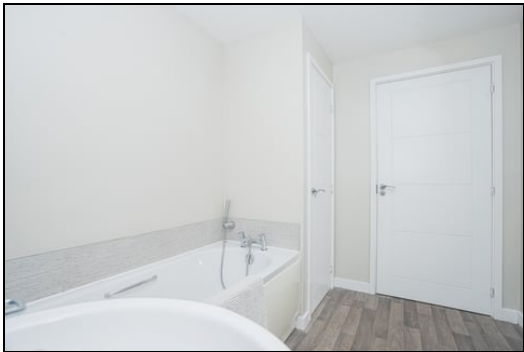
2.44m x 2.72m (8' 0" x 8' 11")



Bathroom



2.13m x 2.55m (7' 0" x 8' 4")



Gardens



Extras

All floor coverings, light fittings, blinds. Gas hob, electric oven, extractor fan. Integrated fridge/freezer, washing machine and dishwasher. TV and fireplace on feature wall.

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

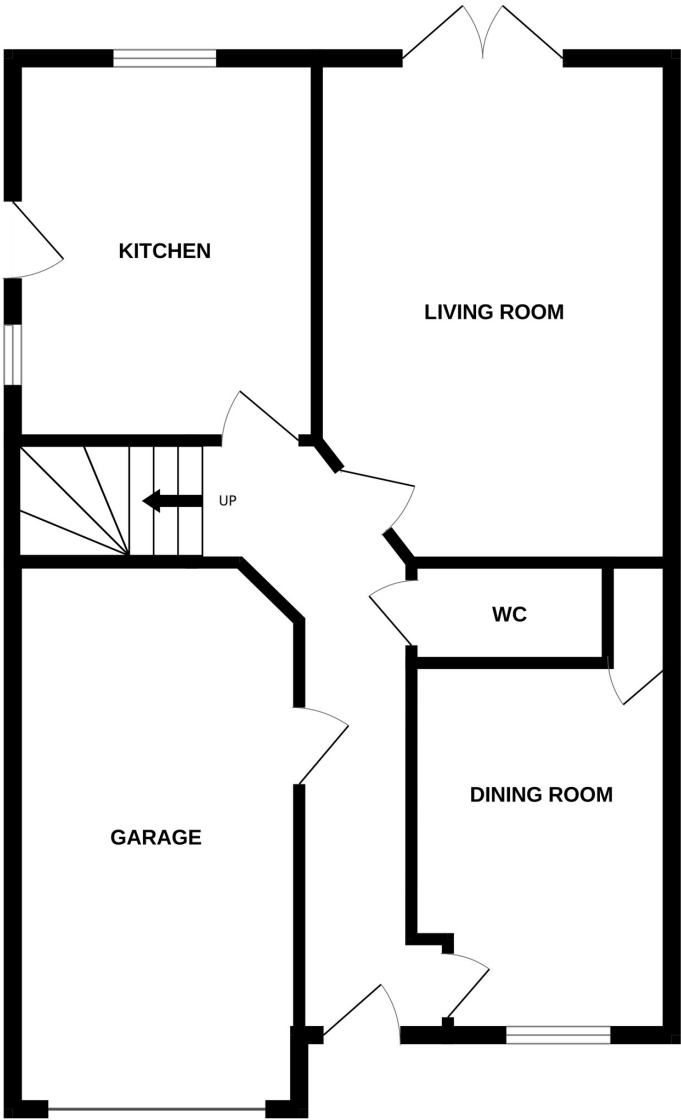
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

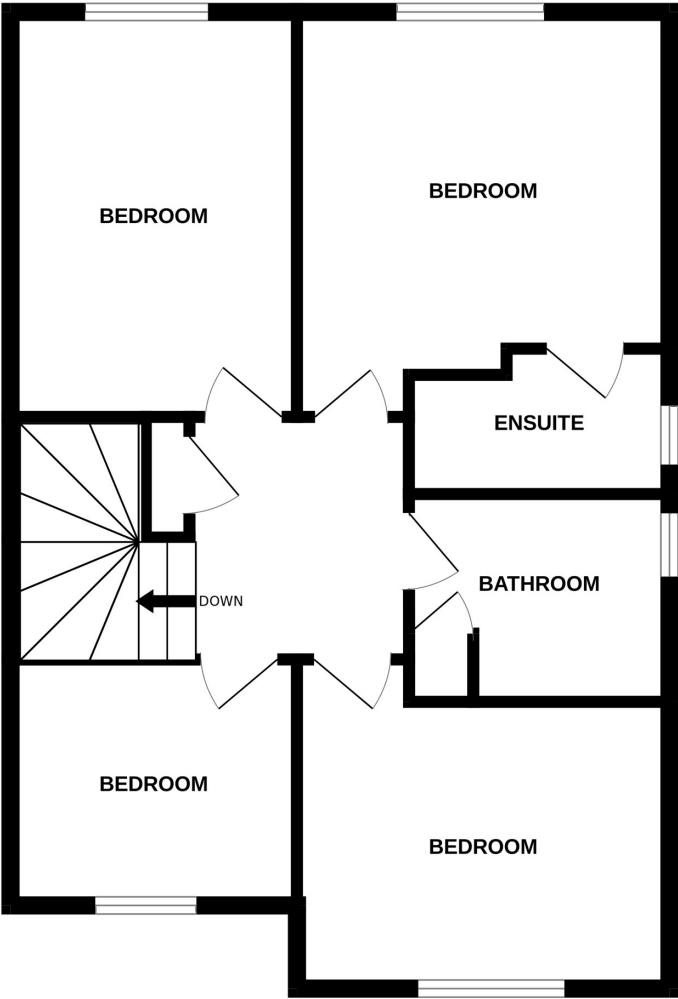
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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.
Made with Metropix ©2025