



Morgans

PROPERTY

1 Elm Park, Hill Of Beath, KY4 8BF

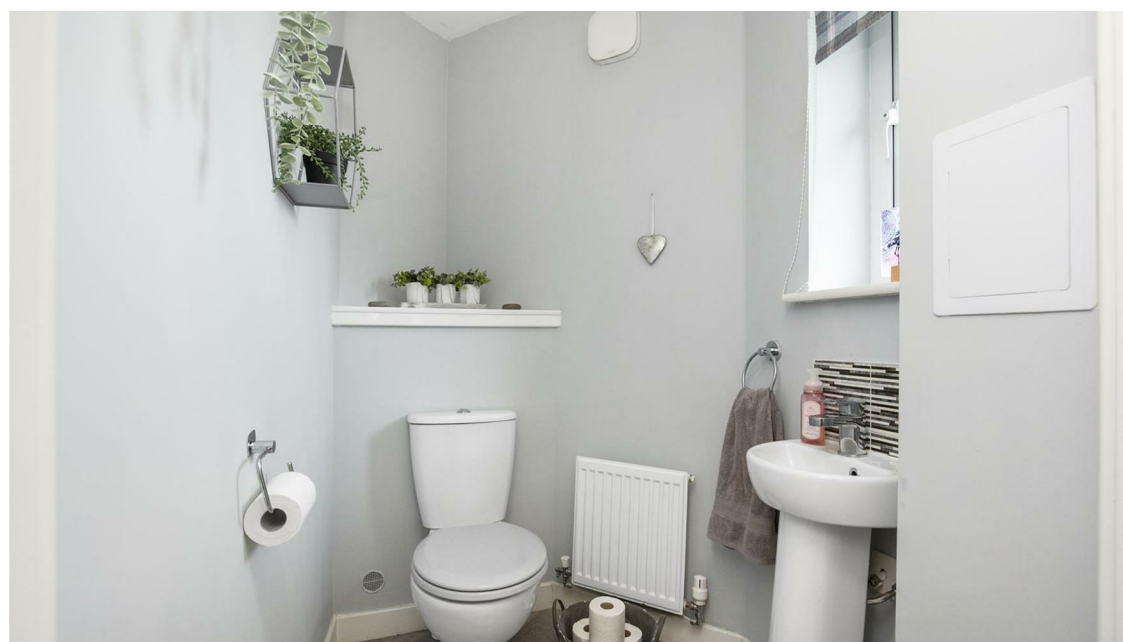
Offers Over £195,000







Well presented semi detached villa built by Keepmoat Homes in 2018 situated on enviable corner plot offered in move in condition and a credit to the present owners. The subjects are stylish and contemporary throughout and briefly comprise entrance hall, w.c, lounge, dining kitchen, three bedrooms with master en-suite and family bathroom. There are attractive gardens to the front and rear fully enclosed providing a child and pet safe environment. Feature patio area, private and secluded. There is room to erect a garage if required. Double driveway and ample visitors parking. The subjects are double glazed with gas central heating throughout.





LOCATION

Hill of Beath is located approximately five miles northeast of Dunfermline next to Cowdenbeath and Crossgates. The town of Cowdenbeath boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

EXTRAS INC IN SALE / AGENTS NOTE

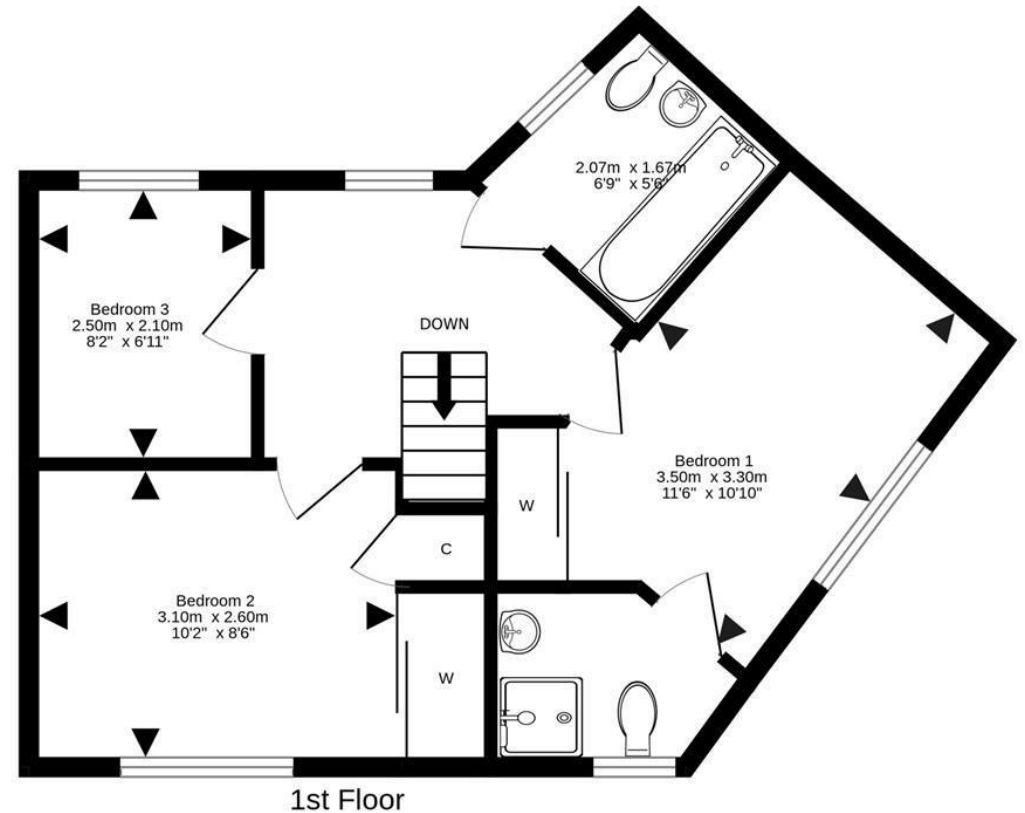
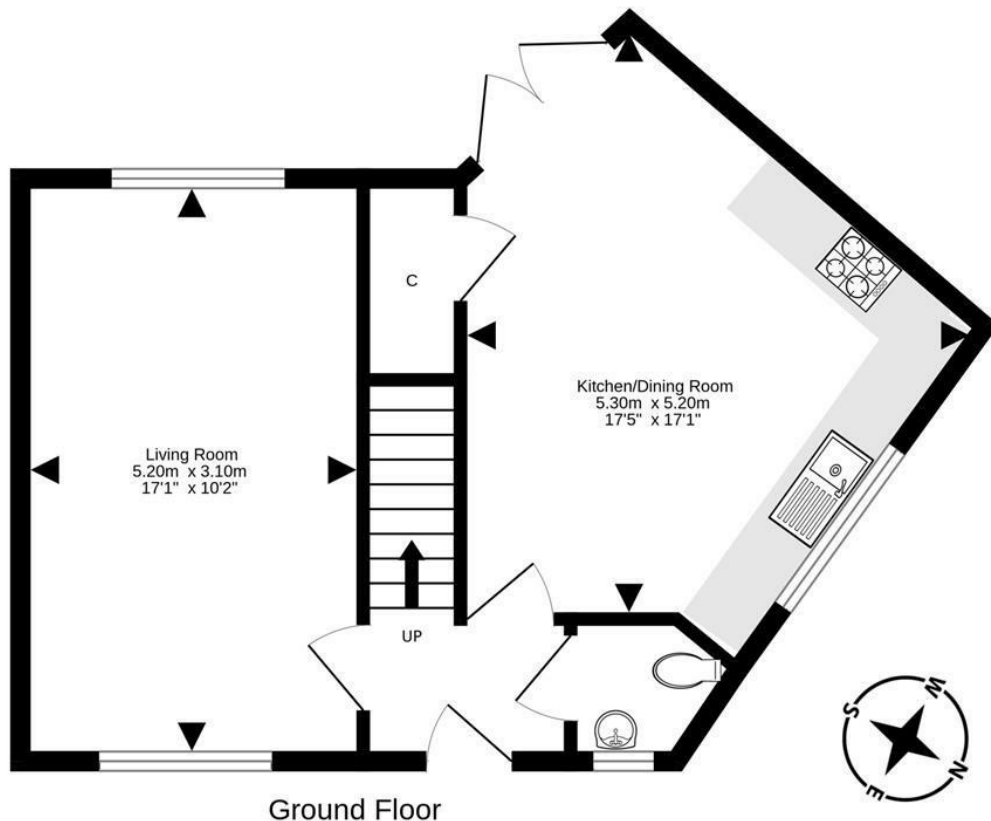
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.