

**Morgans**

PROPERTY

216 Foulford Road, Cowdenbeath, KY4 9AX

Offers Over £205,000







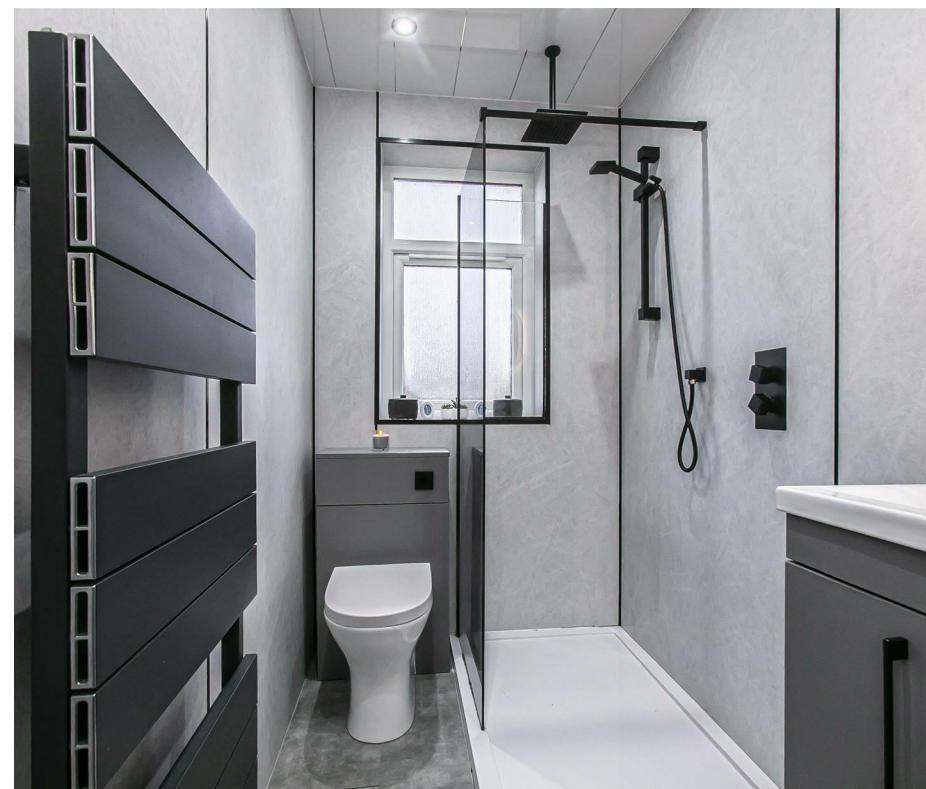




Occupying an enviable plot with generous gardens to rear is this three bed semi detached bungalow with parking for several vehicles and leading to detached single garage. The outdoor space is excellent and easy to maintain with seating and decking area providing a child and pet safe environment. The property is a credit to the present owner being offered in move in condition with modern fixtures and fittings throughout. The subjects briefly comprise entrance vestibule, reception hall, lounge with open plan aspect to fitted kitchen. The lounge has open views over the garden with patio doors. There are three bedrooms and shower room. Good storage and attic. The property is double glazed with gas central heating.







## LOCATION

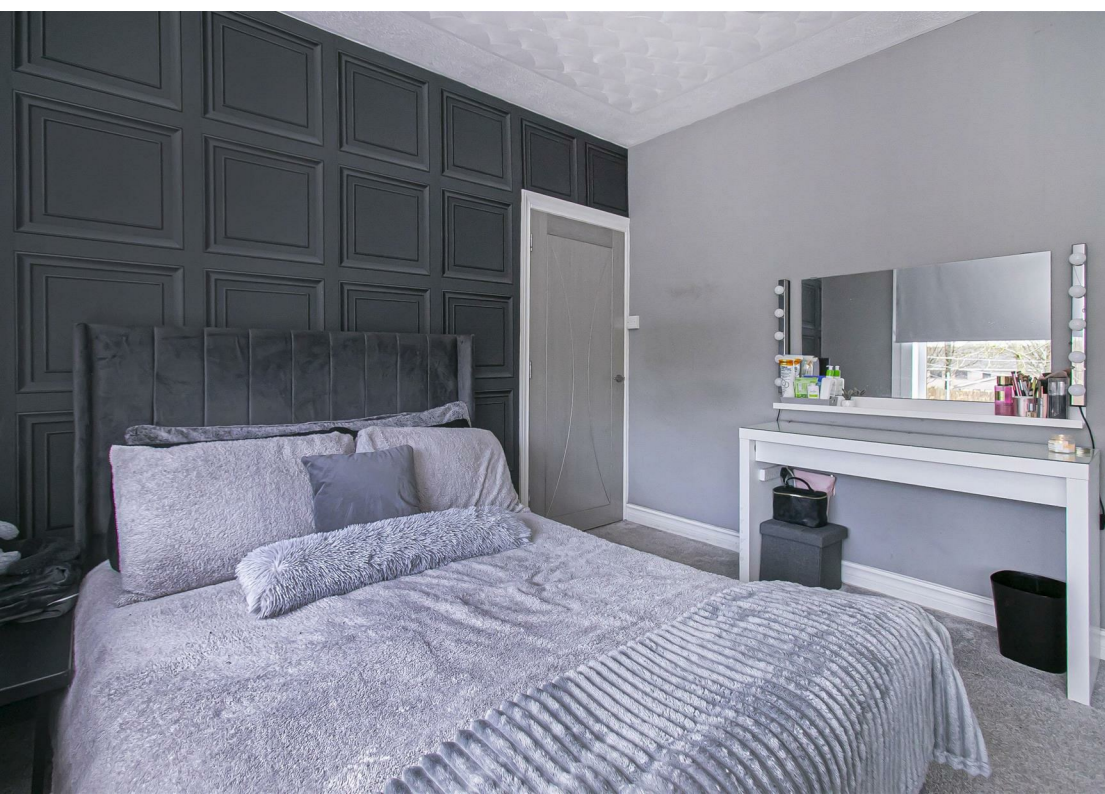
Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station, which the property is only a six minute walk away. 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.







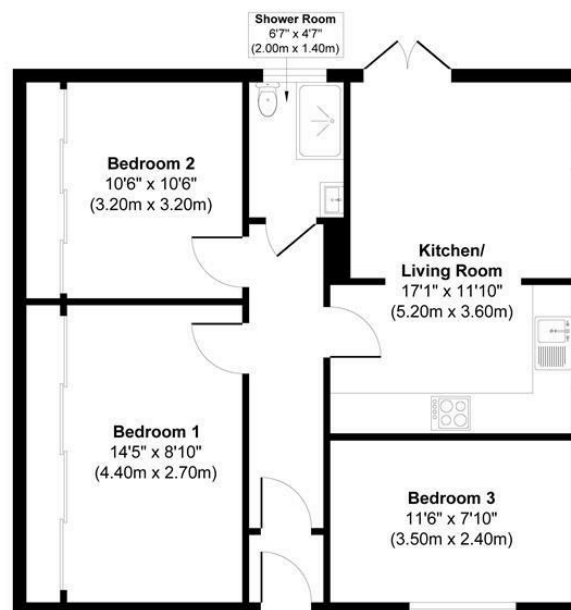








Foulford Road, Cowdenbeath, KY4 9AX



Approximate Floor Area  
671 sq. ft  
(62.37 sq. m)



Approx. Gross Internal Floor Area 671 sq. ft / 62.37 sq. m

Illustration for identification purposes only. measurements approximate, not to scale. Copyright



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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.