





McEwan Fraser Legal

Solicitors & Estate Agents

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49 Copeland Crescent

COWDENBEATH, FIFE, KY4 8LE

COWDENBEATH lies in south-western Fife.It is some five miles north-east of Dunfermline and eighteen miles north of the capital, Edinburgh. Cowdenbeath has its own railway station situated just off the High Street, is on the Fife Circle Line with a half-hourly service to Edinburgh. The nearby Halbeath Park and Ride allows for onward travel to Edinburgh, Edinburgh Airport, and Glasgow.

There are three primary schools in the town and Cowdenbeath is also served by one secondary school, Beath High School, where Ian Rankin, the author of the Inspector Rebus novels attended. Ian Rankin is just one of a number of notable people from the Town. The town offers a medical practice, library, and Post Office along with a good variety of shops. Cowdenbeath Leisure Centre is located next to Central Park in the centre of the town and has a swimming pool, gym, indoor sports facilities and three all-weather pitches for tennis or football. A small skatepark is situated outside the leisure centre. There are a number of playing fields situated around the town.

The western perimeter of Cowdenbeath merges into the neighbouring village of Hill of Beath, and is bound by the natural landscape of the gentle slopes of the hill itself, and by Loch Fitty. The proximity of the M90 motorway to the south of Cowdenbeath, and to the east at a lesser extent also serves to define its lower boundary. The northern boundary of Cowdenbeath is characterised by a rural landscape, which merges into the Lochore Meadows Country Park, a very picturesque area that provides leisure and recreational outdoor amenities.



























49 Copeland Crescent is a superb, well-presented, semi-detached villa offers spacious accommodation and a double garage with plenty of off-street parking.

The lounge is a good size with dual aspect ensuring an abundance of natural daylight. The décor is modern, fresh and neutral with carpet underfoot for comfort. A feature fireplace adds a focal point and creates interest. The kitchen provides a bank of nits at floor level as well as ample food preparation area. From here a door opens to the garden.

The first floor offers two bedrooms and a shower room. Both bedrooms have built-in wardrobes.

The front of the house offers off-street parking for several cars and the neat front and side gardens are laid to gravel and monobloc, creating a lovely kerb appeal. To the rear, the garden is fully enclosed and includes a deck area and further parking before you reach the double garage. The garage could equally be utelised as a home office, gym or workshop.









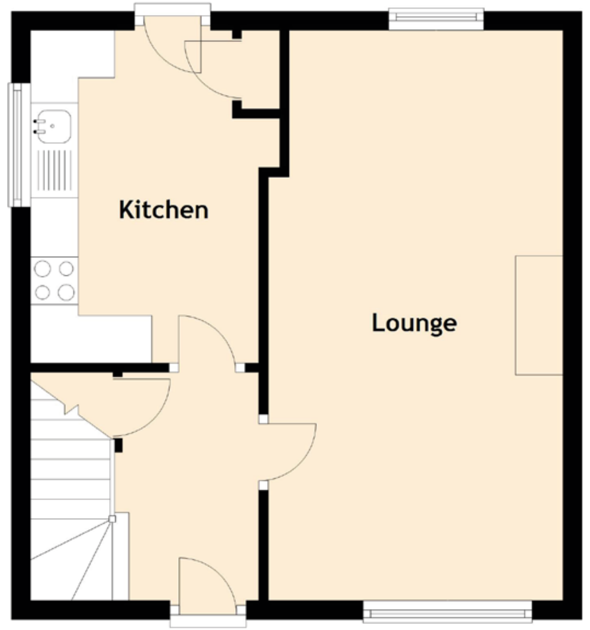


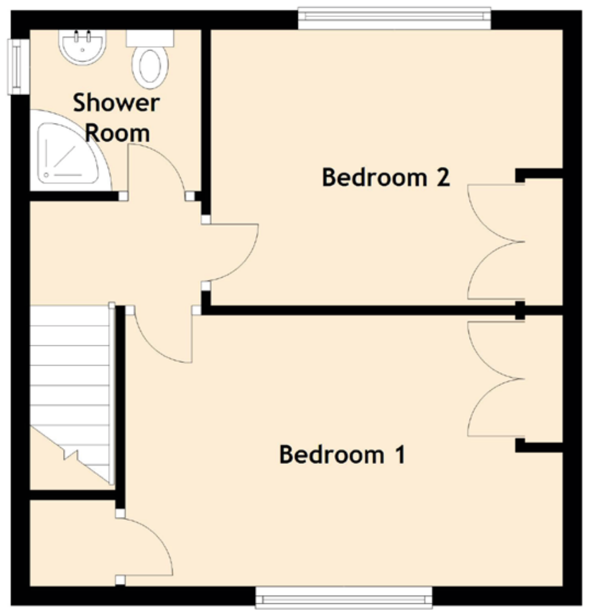






SPECIFICATIONS



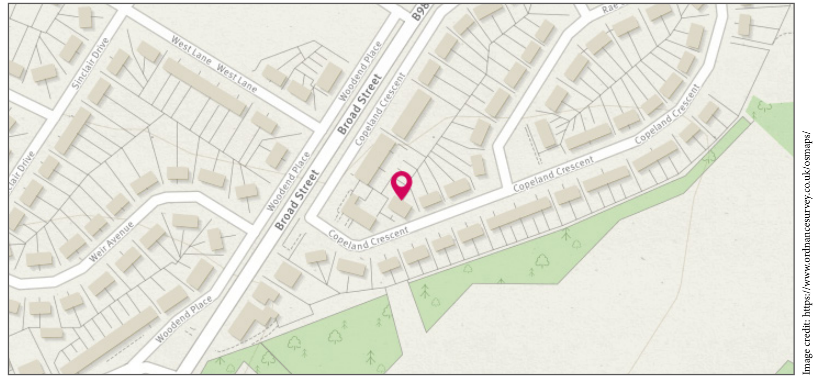


Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.10m (10'2")
Kitchen	3.50m (11'6") x 2.40m (7'10")
Bedroom 1	4.60m (15'1") x 2.85m (9'4")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Shower Room	1.85m (6'1") x 1.70m (5'7")

Gross internal floor area (m^2) - 66 m^2

EPC Rating - D







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Part Exchange Available

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