





McEwan Fraser Legal

Solicitors & Estate Agents

01383 660 570

45 Acorn Road

COWDENBEATH, KY4 9BS

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Cowdenbeath lies in south-western Fife, It is some five miles north-east of Dunfermline and eighteen miles north of Edinburgh. Cowdenbeath has its own railway station situated just off the high street and 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.

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 also 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.

45 Acorn road is a beautifully appointed villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in move in condition.

Entrance is via the reception hall with access to the lounge. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front with a door leading to the kitchen. The kitchen/dining area has a full range of modern floor and wall mounted units and space for a dining table and chairs for more formal dining. Access is gained from here to the utility room with WC and door leading to the secluded rear gardens. To the upper level, there are two double bedrooms both benefitting from built-in wardrobes. The family bathroom completes the accommodation on offer.

The property features gas central heating and double glazing. Off-street parking is provided to the front and there are well-maintained gardens to front and rear. In particular, the rear gardens are mainly laid to lawn with a secure fence surrounding.









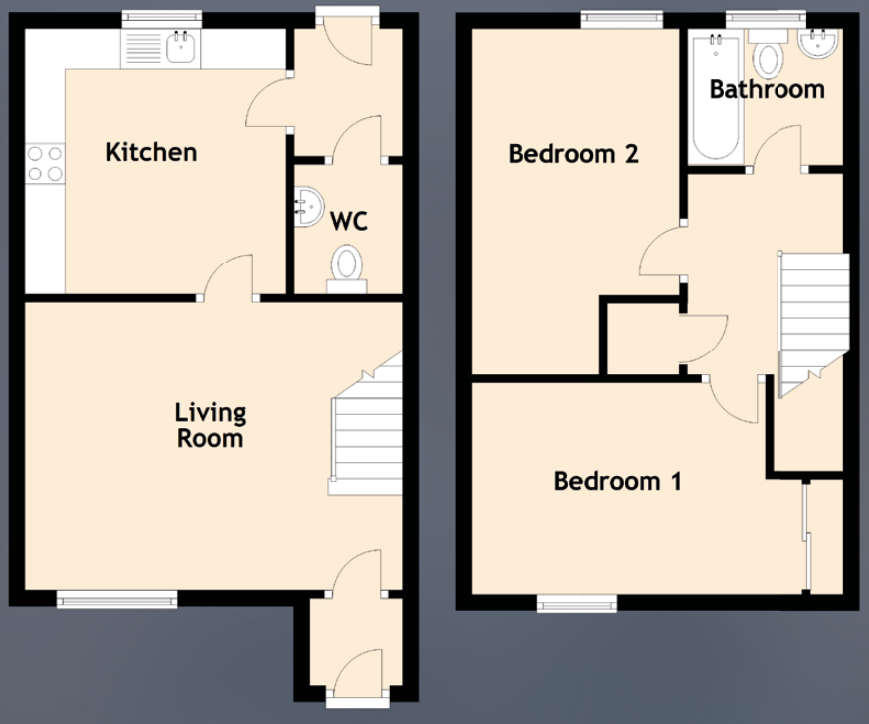






Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.69m (15'5") x 3.58m (11'9")
Kitchen	3.30m (10'10") x 3.24m (10'8")
Bedroom 1	4.16m (13'8") x 2.63m (8'8")
Bedroom 2	4.30m (14'1") x 2.48m (8'2")
Bathroom	2.06m (6'9") x 1.70m (5'7")
WC	1.62m (5'4") x 1.30m (4'3")

Gross internal floor area (m^2): 67m^2 | EPC Rating: C

Extras (Included in the sale): Integrated appliances, floor coverings, light fittings and window dressings.

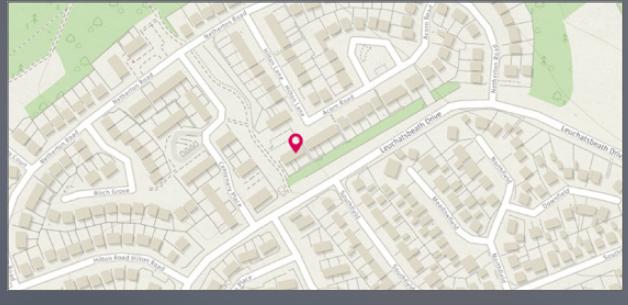


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Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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Text and description
JAY STEIN
Surveyor



Layout graphics and design
ALLY CLARK
Designer