



STENHOUSE STREET, COWDENBEATH, KY4 9DA,
Fixed Price £70,000

Morgans

Solicitors, Estate Agents &
Independent Financial Advisers

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We are pleased to bring to the market the opportunity to purchase a variety of spacious modern ground, first and second floor apartments with secure entry phone system offering superb accommodation for first time buyers, couples and small families. All apartments comprise private entrance hall, lounge, modern kitchen with integrated appliances together with two double bedrooms and three piece bathroom suite with a Mira thermostatic high pressure shower. The subjects have electric economy heating and double glazing. Electromax electric boiler with economy 10 electric supply. All flats are fitted with alarms. Early entry is available. EPC RATING D.

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 connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

GROUND FLOOR APARTMENT

LOUNGE 15'7" X 11'11" (4.75m X 3.63m)

Spacious lounge. Two window formation. Carpeted throughout. Radiator.

KITCHEN 14' X 8'1" (4.27m X 2.46m)

Modern and stylish fitted kitchen with laminate flooring. Ample base and wall units with complementary worktops and tiling to splash areas. Breakfast bar in situ. Integrated appliances include electric hob and oven with fridge freezer and stainless steel sink with mix tap plumbed for automatic washing machine/dryer. Appliances included in sale price. Radiator.

BEDROOM 1 14'1" X 8'1" (4.29m X 2.46m)

Good sized rear facing double bedroom. Carpeted throughout. Double mirrored wardrobes providing good hanging and shelving space. Radiator.

BEDROOM 2 14' X 10'4" (4.27m X 3.15m)

Second double bedroom is rear facing. Carpeted throughout. Ample room for free standing furniture. Double mirrored wardrobes. Radiator.

BATHROOM 8'4" X 4'9" (2.54m X 1.45m)

Modern and stylish three piece bathroom suite in white. Fully tiled throughout with laminate flooring. Shower over bath. Extractor fan. Radiator.

SECOND FLOOR APARTMENT

Entry through communal staircase. Well presented throughout with double storage cupboard. Radiator.

LOUNGE 15'6" X 11'10" (4.72m X 3.61m)

Generously proportioned front facing lounge with two window formation. Carpeted. Radiator.

DINING KITCHEN 17'6" X 15'6" (5.33m X 4.72m)

Front facing kitchen/dining area with ample room for dining table and chairs. Modern kitchen with appliances. Two window formation.

BEDROOM 1 11'11" X 9'10" (3.63m X 3.00m)

Well presented rear facing double bedroom. Mirrored wardrobes providing good hanging and shelving space. Carpeted. Radiator.

BEDROOM 2 12'2" X 8'2" (3.71m X 2.49m)

Second bedroom is rear facing. Carpeted. Radiator.

BATHROOM 8'1" X 4'11" (2.46m X 1.50m)

Family bathroom modern and stylish comprises three piece white suite. Ceramic tiles to floor. Shower over bath. Radiator.

TOP FLOOR APARTMENT

A further flight of stairs well presented, leads to the top floor with private entrance leading into entrance hall.

Carpeted. Radiator.

LOUNGE 16'3" X 12' (4.95m X 3.66m)

Front facing lounge. Carpeted. Radiator.

KITCHEN 13'9" X 8'1" (4.19m X 2.46m)

Front facing modern fitted kitchen with appliances. Laminate flooring. Radiator.

BEDROOM 1 14' X 8'3" (4.27m X 2.51m)

Good sized double bedroom with double mirrored wardrobes. Carpeted. Radiator.

BEDROOM 2 13'1" X 7'9" (3.99m X 2.36m)

Second bedroom is rear facing with double mirrored wardrobes providing good hanging and shelving space. Carpeted. Radiator.

BATHROOM 8'3" X 4'9" (2.51m X 1.45m)

Three piece family bathroom suite in white with shower over bath. Fully tiled with complementary ceramic tiles to floor. Extractor fan. Radiator.

AGENTS NOTE

Measurements and descriptions detailed are for apartments number 4 ground floor. Number 6 first floor. Number 12 top floor. Photographs are typical examples of internals.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

VIEWING

Viewing by appointment with Morgans 01383 620222.

TRAVEL DIRECTION

From Dunfermline head north passing the police station on your left hand side progressing up Townhill Road and progressing into Kingseat Road following the signs for Kingseat on the B912 pass through the village of Kingseat and take the second turning on your right on to the Cuddyhouse Road. Travel for approximately four miles where you will come to a t-junction take a direct right into Old Perth Road and then second left into Stenhouse Street where the properties are situated adjacent to the carpark and on approach to Cowdenbeath high street.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222. These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.



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