



M o r g a n s

34 Dalbeath Gardens
Hill Of Beath, KY4 8DT
Offers over £95,000



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Essential Viewing. Modern and stylish semi detached villa situated in quiet village of Hill of Beath close to all local amenities, schooling and motorway network. The subjects would ideally suit a family. Comprises entrance hall, storage, living room and dining area, fitted kitchen, three double bedrooms and bathroom. The property is double glazed with gas central heating together with enclosed gardens to rear bounded by fencing providing a child and pet safe environment. Decking. Parking on street and parking bays opposite property. EPC RATING D.



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.

MEASUREMENTS

LIVING/DINING ROOM 20'3 x 14'5

KITCHEN 10'6 x 9'9

BEDROOM 1 12'7 x 11'4

BEDROOM 2 11'4 x 11'4

BEDROOM 3 11'4 x 9'8

BATHROOM 7'3 x 5'4

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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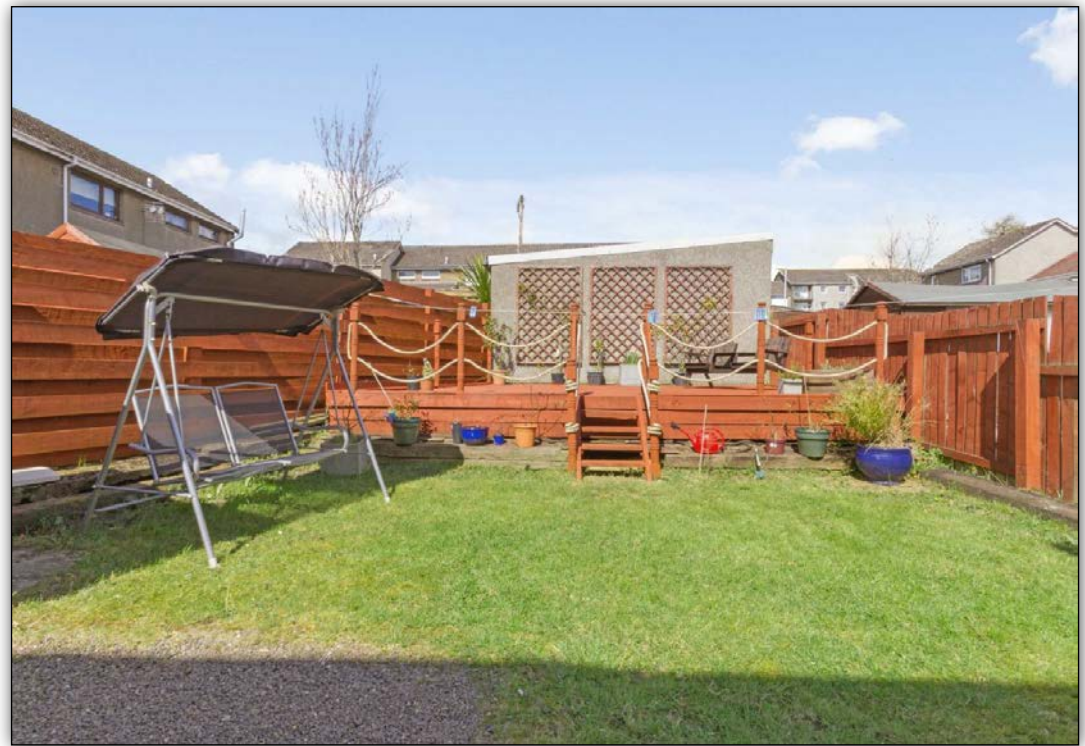
TRAVEL DIRECTIONS

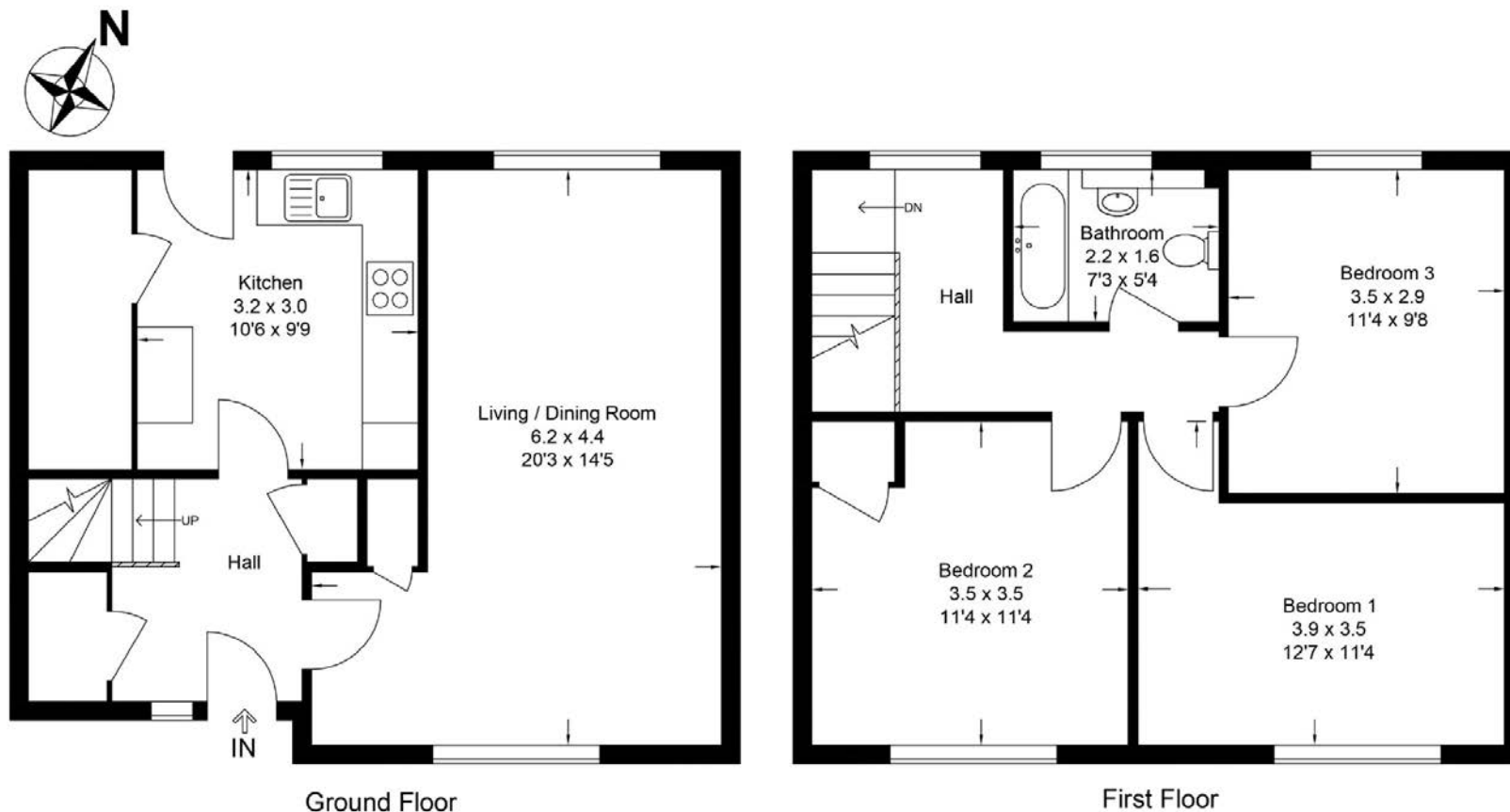
From Dunfermline head east along Halbeath Road towards the Halbeath interchange at the A92 roundabout you will proceed straight ahead. On approach at the next roundabout take the second exit onto the B925 leading into Crossgates. At the traffic light junction turn left into Main Street heading towards Cowdenbeath on the B981. Continue over the flyover taking the second turning on your left onto the B917 sign posted Hill of Beath where you will see the property located on your right hand side as sign posted

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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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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