



Morgans

PROPERTY

62 Rae Street, Cowdenbeath, KY4 8JZ

Offers Over £139,950







Excellent family home in popular residential area providing excellent commuter links onto the motorway network. All local amenities and schooling close by. The property is generous and well presented with enclosed terraced gardens to the rear and easy to maintain grounds to the front. The accommodation briefly comprises entrance hall, lounge, modern kitchen, utility room and shower room. On the upper level there are three bedrooms with access to 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 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 and garden shed.

This property is being sold as seen 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 or white goods. Any intending purchaser will require to accept the position as it exists.

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 to the interlinked system installed in this property.









Approx. Gross Internal Floor Area 949 sq. ft / 88.32 sq. m (Including Outbuilding)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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