



Morgans

PROPERTY

17 Farm View, Hill of Beath, KY4 8FN

Offers Over £219,950





Well-presented three-bedroom home



Principal bedroom with en-suite



Bright and spacious living room



Family bathroom on the upper level



Modern kitchen with dining space



Ground floor WC



EPC Rating -



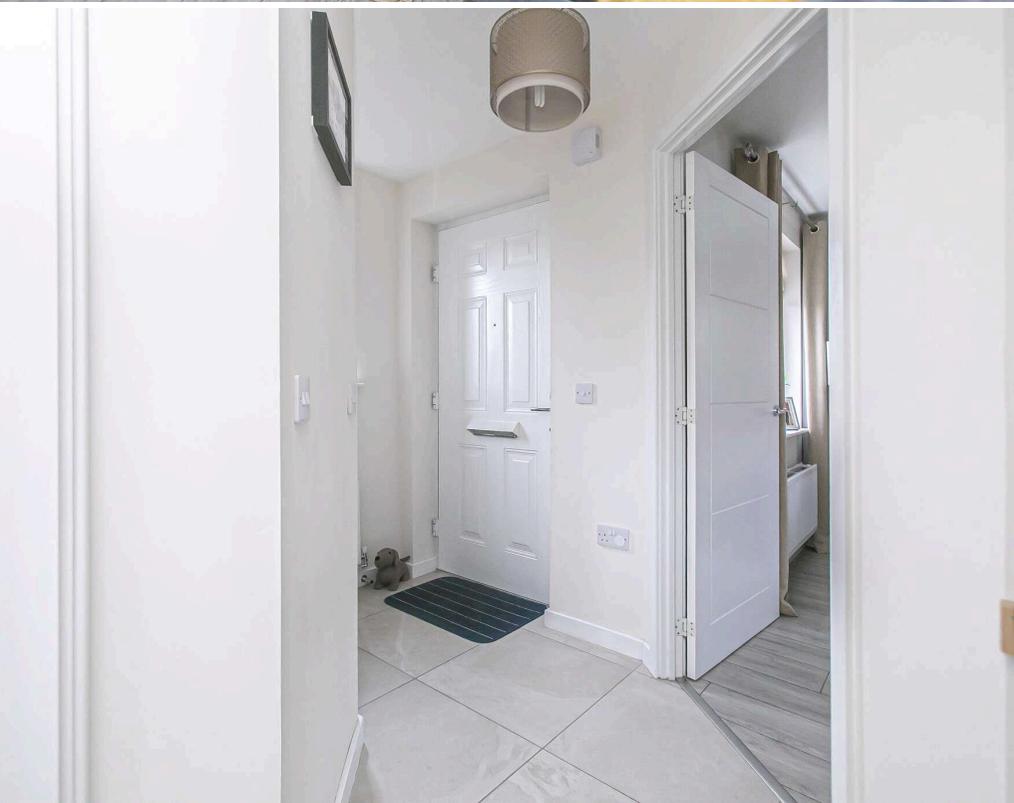
Council Tax Band -





Welcome

This well-presented home offers comfortable and modern accommodation over two levels, ideal for families, first-time buyers, or those seeking a move-in ready property. The ground floor comprises a welcoming entrance hall leading to a bright and spacious living room, along with a well-appointed kitchen with space for dining. A convenient WC and useful storage complete this level. Upstairs, the property features three bedrooms, including a principal bedroom with en-suite facilities. A family bathroom serves the remaining bedrooms, with additional storage available from the landing. Access to floored attic with lighting. Situated within a popular residential area of new build homes in Hill of Beath, this property enjoys a peaceful setting at the end of the cul-de-sac, while remaining close to local amenities, schooling, and transport links.



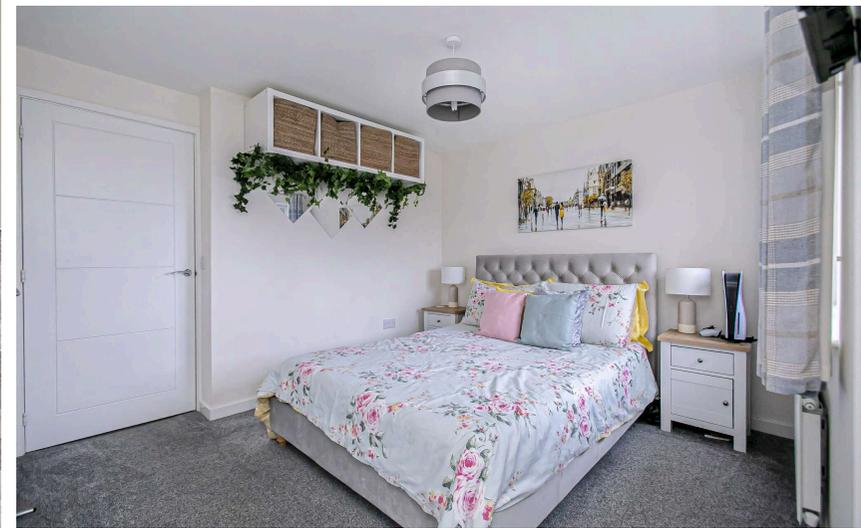


EXTRAS INC IN SALE / AGENTS NOTE

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

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Hill of Beath

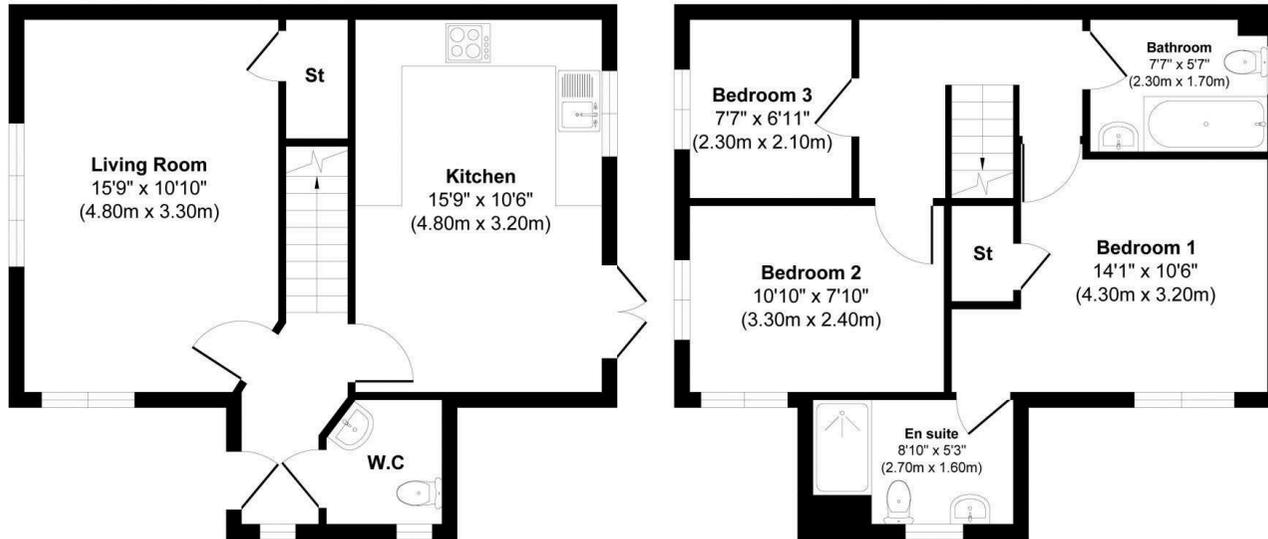
Hill of Beath is located approximately five miles northeast of Dunfermline between Crossgates and Cowdenbeath. There is a local primary school in Hill of Beath along with grocery shop/post office. The secondary school is easily accessible in Cowdenbeath while the town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. Cowdenbeath railway station connects with both Dunfermline and Edinburgh while there is easy access to the motorway network, all of which makes it an ideal location for commuting.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Farm View, Hill of Beath, KY4 8FN



Ground Floor
Approximate Floor Area
435 sq. ft
(40.42 sq. m)

First Floor
Approximate Floor Area
435 sq. ft
(40.42 sq. m)

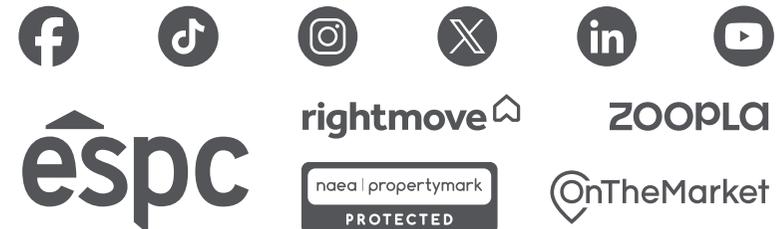


Approx. Gross Internal Floor Area 870 sq. ft / 80.84 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.