



Morgans

PROPERTY

17 Hilton Lane, Cowdenbeath, KY4 9BT

Offers Over £165,000



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Two-bedroom terraced home



Ground floor W.C.



Spacious lounge



First floor bathroom



Kitchen/dining room



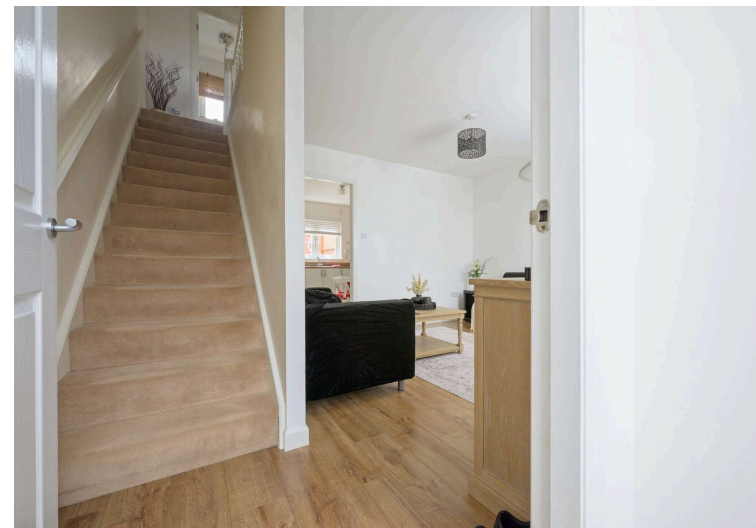
Built-in storage throughout



EPC Rating -



Council Tax Band -





## Welcome

Well presented two-bedroom modern terraced home offers well-proportioned accommodation over two floors, suitable for a first-time buyer, couples or small families. The ground floor provides a spacious lounge, a kitchen/dining room, and a ground floor W.C. The first floor comprises two good-sized bedrooms and a bathroom. Both bedrooms benefit from built-in wardrobe storage, with a further cupboard on the landing. The gardens are well maintained and fully enclosed providing a child and pet safe environment, with feature decking and garden shed. Situated in Cowdenbeath, KY4 9BT, the property is within easy reach of local amenities, schools, railway station and transport links.



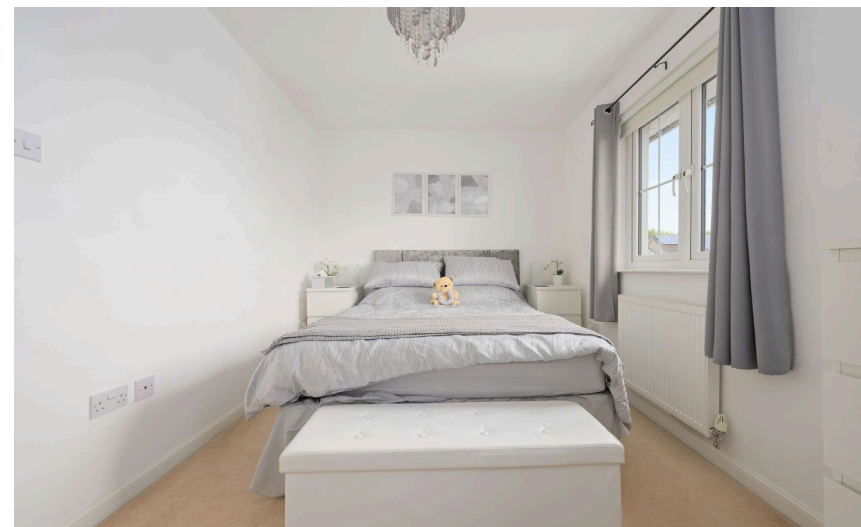
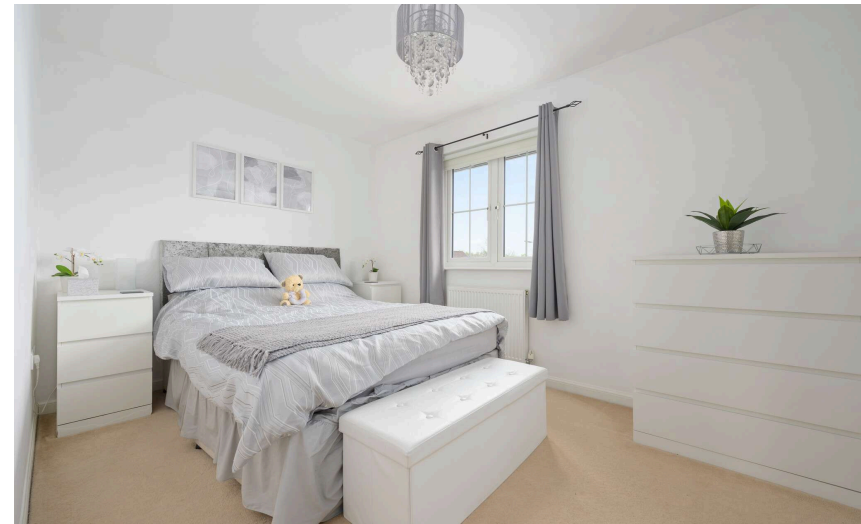


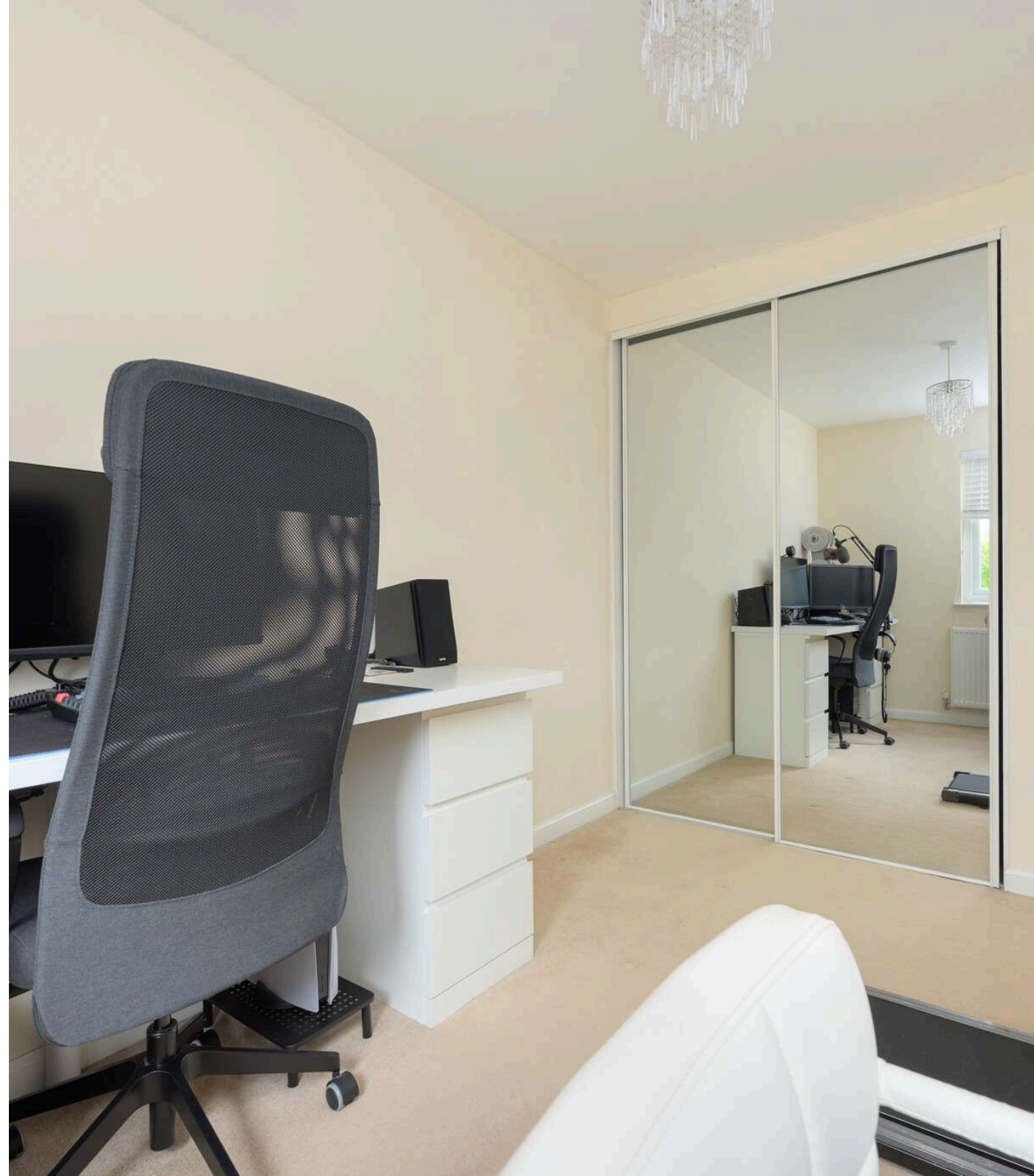
## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom fittings together with integrated appliances. Garden shed included.

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.









## Cowdenbeath

Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, retail park, 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.

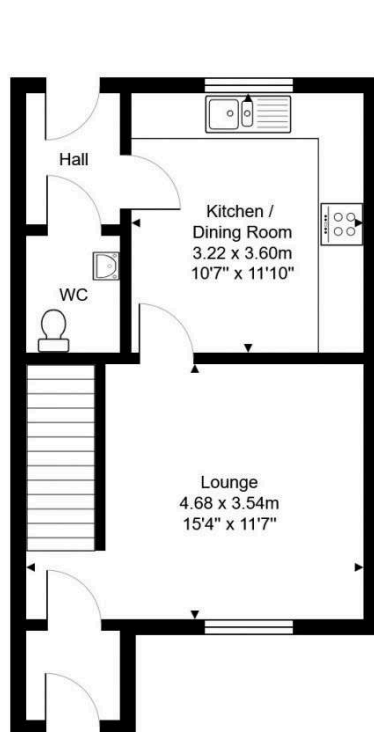
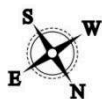
## Morgans Property Package

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.

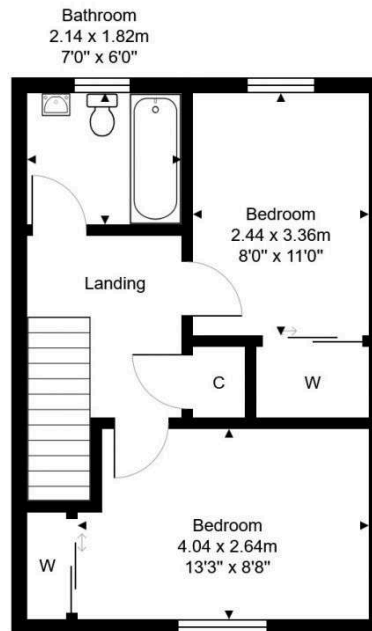
# 17 Hilton Lane, Cowdenbeath, KY4 9BT

Total Area: 70.6 m<sup>2</sup> ... 760 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



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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.