



Morgans

PROPERTY

45 Allan Park, Hill of Beath, KY4 8EA

Offers Over £125,000





Well-presented terraced home



Two double bedrooms



Stunning 18ft living room



Modern shower room



Separate kitchen



Exceptional 17ft principal bedroom



EPC Rating -



Council Tax Band -



Welcome

A well-presented two-bedroom terraced home offering deceptively spacious accommodation across two floors in the popular village of Hill of Beath. With spacious room sizes this is an excellent choice for first-time buyers and young families seeking great value in a convenient location. The ground floor is centred around a stunning 18-foot living room - a wonderfully bright and generous everyday space that immediately impresses. A separate kitchen provides practical everyday cooking and storage space, completing a straightforward and well-balanced ground-floor layout. Upstairs, two double bedrooms are served by a modern shower room. The principal bedroom is a particularly exceptional room extending to over 17 feet - an outstanding size for a property of this type - whilst the second bedroom is also well-proportioned. Both rooms enjoy good natural light and comfortable proportions throughout. The property further benefits from private driveway to the front and well maintained gardens to the rear.





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

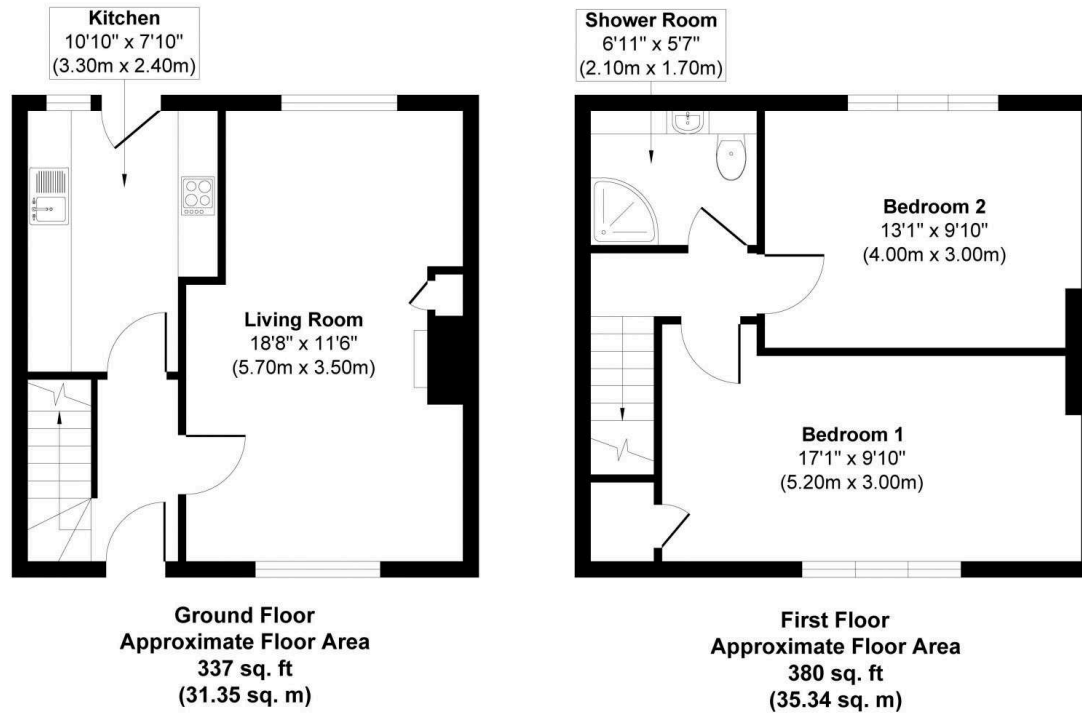
Hill of Beath is located approximately five miles northeast of Dunfermline between Crossgates and Cowdenbeath. There is a local primary school in Hill of Beath along with grocery shop/post office. The secondary school is easily accessible in Cowdenbeath while the town boasts a good selection of shops, 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.



Allan Park, Hill Of Beath, KY4 8EA

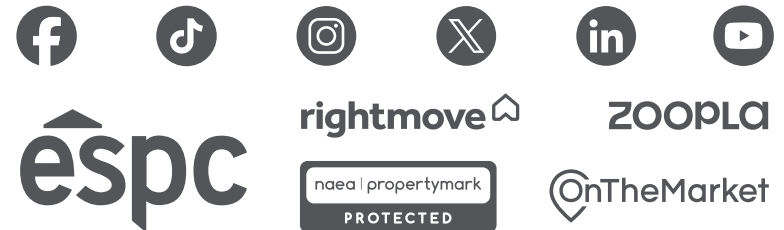


Approx. Gross Internal Floor Area 717 sq. ft / 66.69 sq. m

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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.