



# Morgans

PROPERTY

42 Maxwell Crescent, Cowdenbeath, KY4 9RA

Offers Over £135,000



3



1



1





Spacious mid-terraced home



Impressive 17ft lounge



Separate kitchen



EPC Rating -



Three bedrooms with wardrobes



Family bathroom



Built-in storage throughout



Council Tax Band -





## Welcome

A well-presented and generously proportioned three-bedroom mid terraced home offering over 930 square feet of comfortable accommodation across two floors in a convenient area of Cowdenbeath. This is an attractive option for families, first-time buyers, or investors seeking a quality home at great value. The ground floor features a bright lounge alongside a separate kitchen with ample worktop and storage space. A family bathroom is also conveniently located on the ground floor, with a built-in cupboard off the hallway adding further practical appeal. Front and rear external access completes the layout. Upstairs, three bedrooms provide excellent family accommodation. There is a double driveway to the front and fully enclosed private gardens to the rear.



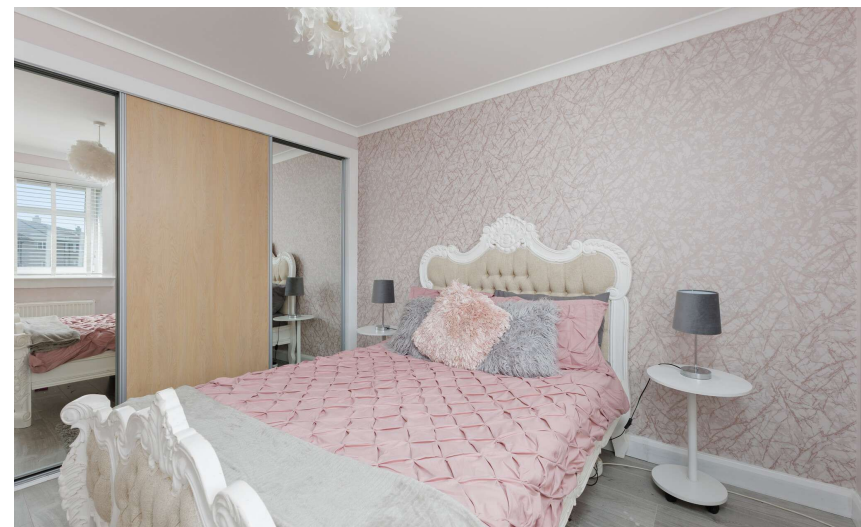


### EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom 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 to the interlinked system installed in this property.









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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.



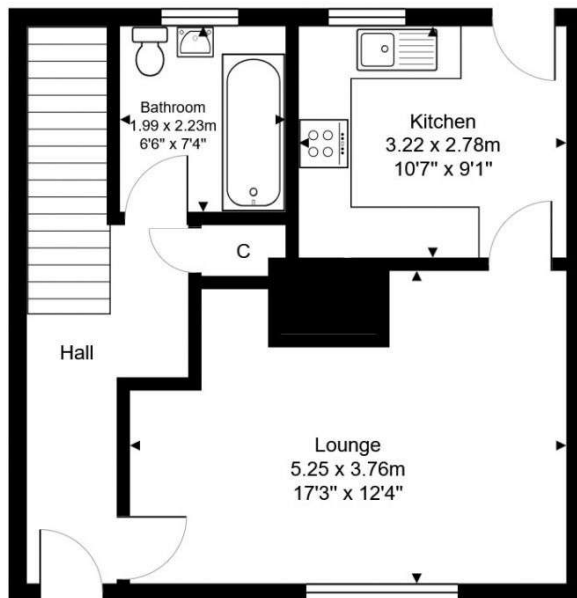
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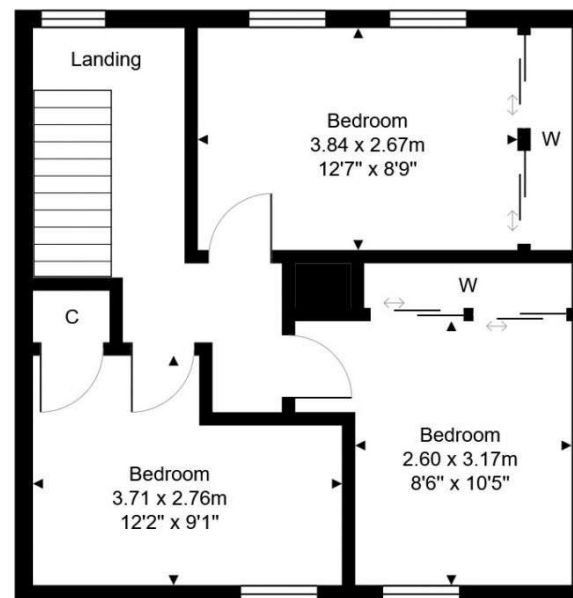
Total Area: 86.8 m<sup>2</sup> ... 935 ft<sup>2</sup>

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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.