



Morgans

PROPERTY

36 Elm Park, Hill Of Beath, KY4 8FA

Offers Over £215,000



3



2



1





Deceptively spacious three-bedroom townhouse



Bright living room with bay window



Generous kitchen/dining room



EPC Rating -



Vast master bedroom over 16ft



Principal bedroom with en-suite



Handy study and downstairs WC

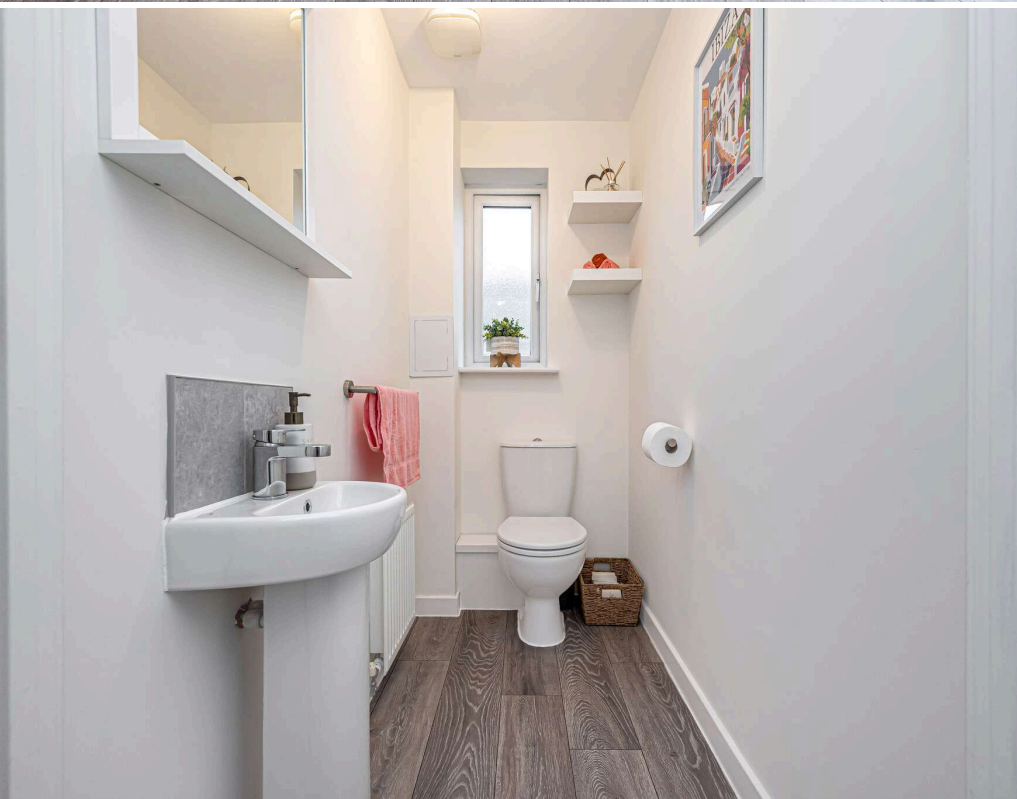


Council Tax Band -



Welcome

A stunning and deceptively spacious three-bedroom townhouse offering over 1,100 square feet of accommodation across three floors in Hill of Beath, ideal for growing families and couples. The ground floor comprises a bright living room with a bay window, flowing through to a generous kitchen/dining room. A downstairs WC and useful under-stair storage complete the ground floor. The first floor offers two further bedrooms alongside a family bathroom with a bath, along with a handy study, perfect for home working. The master bedroom occupies the entire second floor, extending to almost 17 feet in length and benefiting from its own en-suite shower room, along with excellent additional storage space. There are beautiful gardens fully enclosed with feature decking providing a child and pet safe environment. There is parking adjacent and ample visitors parking. Located in Hill of Beath, the property is well placed for local amenities and easy access to Dunfermline and Cowdenbeath, making it an excellent choice for growing families seeking space across three floors.





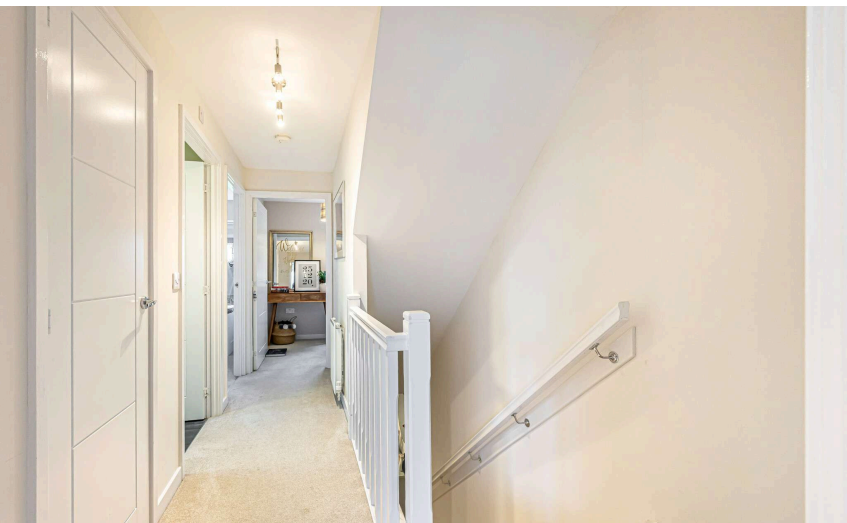
EXTRAS INC IN SALE / AGENTS NOTE

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.







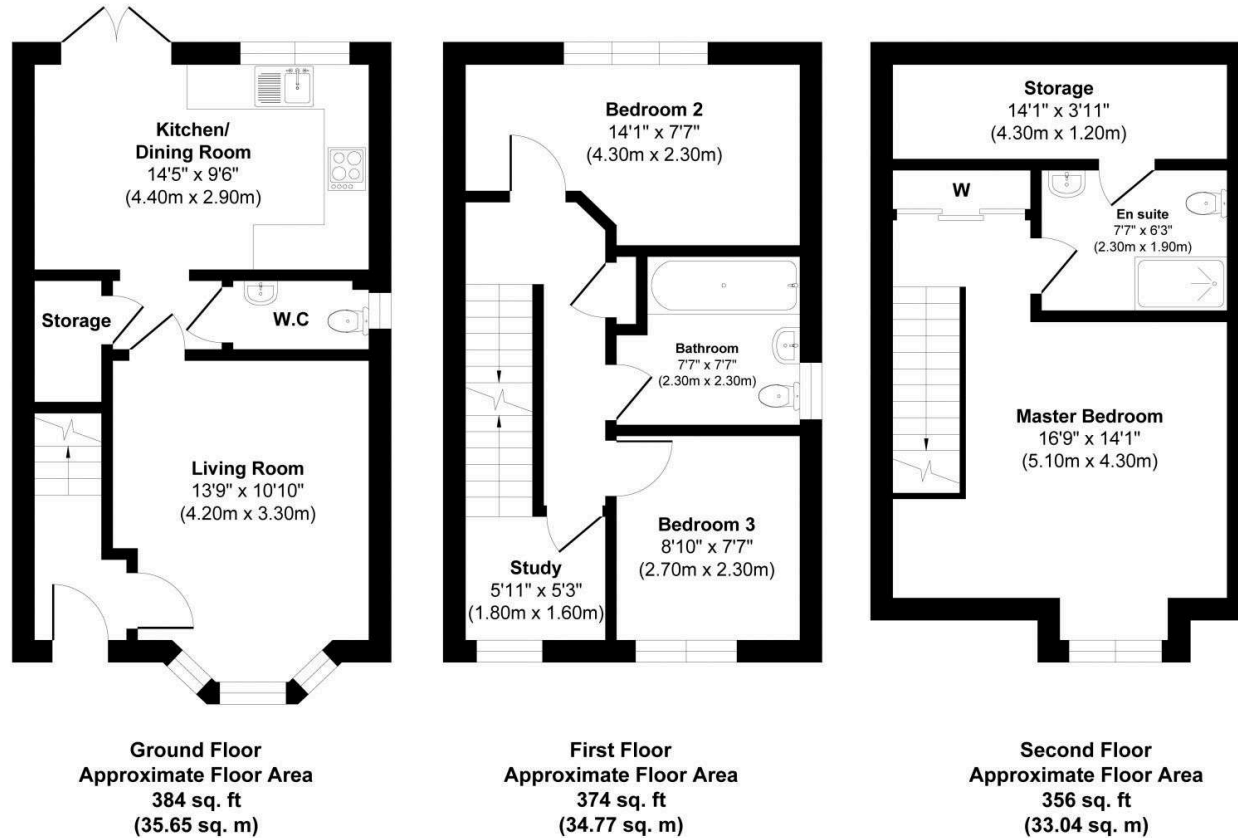


Hill of Beath

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.



Approx. Gross Internal Floor Area 1114 sq. ft / 103.46 sq. m

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



SOLICITORS | PROPERTY
 33 East Port, Dunfermline, Fife, KY12 7JE
 Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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