

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**11 Smith Avenue, Cowdenbeath, KY4 9LU**  
Offers Over £79,000



Immaculately presented mid terraced bungalow, in popular location, offering ideal starter/retirement accommodation in move in condition. Hall, Lounge, Breakfasting kitchen, Double bedroom, Bathroom (Shower). Double glazing. Gas central heating. Attractive gardens to front and rear. Modern decor. Good storage accommodation. Well maintained. EPC - D

## LOCATION

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

## PROPERTY - MID TERRACED BUNGALOW

- Hall
- Lounge
- Breakfasting kitchen
- Double bedroom
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Modern decor
- Well maintained
- Ideal starter / retirement home

## ACCOMMODATION

### Entrance Hall

There is an open porch area, offering an ideal sitting area. Door to lounge.

### Lounge 4.60 m x 3.50 m / 15'1" x 11'6"

This is a bright room. Door to rear hall.

### Rear Hall

With doors to lounge, kitchen, bedroom and bathroom. 3 storage cupboards. French doors to garden.

### Breakfasting Kitchen 3.10 m x 2.90 m / 10'2" x 9'6"

Fitted with modern floor and ewall units with complementary worktops incorporating a breakfast bar. Rear.

### Bedroom

This lovely bedroom enjoys the benefit of a storage cupboard.

### Bathroom 2.00 m x 1.60 m / 6'7" x 5'3"

Fitted with a white suite. Rear.

### Garden

This property has lovely areas of garden to the front and rear, The front garden has been mainly be laid in chips for ease of maintenace whilst the larger rear garden a well maintained area of lawn and borders for general planting. There rear garden is fully enclosed by fencing.

### HEATING

There is gas central heating.

### GLAZING

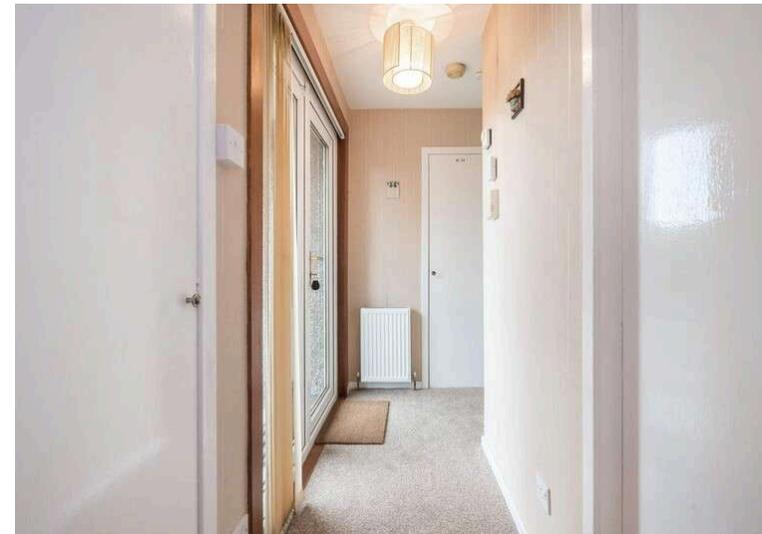
The property is fully double glazed.

### EXTRAS

All the carpets and blinds are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













### VIEWING

Contact Ross & Connel on 01383 721156 or 0745 098 2727 at weekends

### OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

### VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us on 01383 721156

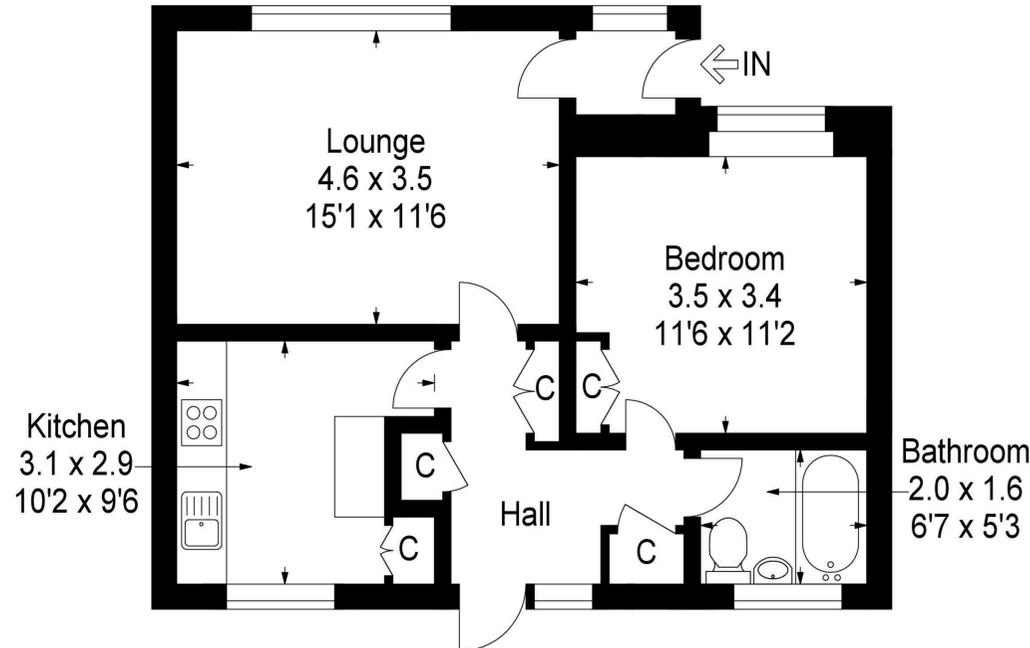
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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