

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



6 Ash Grove, Cowdenbeath, KY4 9BP
Offers Over £159,950



Immaculately presented and rarely available semi detached bungalow enjoying a very pleasant location within a much sought after residential area. Entrance hall, Lounge, Dining Kitchen, 2 Double bedrooms, Shower room. Double glazing. Gas central heating. Lovely gardens to front and rear. Superb retirement home. Excellent storage accommodation. Neat decor throughout. Early viewing is highly recommended. EPC - C. Council tax - B. Freehold.

LOCATION

Cowdenbeath offers a wide range of convenient local amenities, including shops, supermarkets, schools, and leisure facilities. The property is ideally situated for commuters, with Cowdenbeath train station providing regular services to Edinburgh and surrounding areas. Excellent access to the M90 motorway further enhances connectivity, making this an ideal location for those travelling for work or leisure

PROPERTY - SEMI DETACHED VILLA

- Rarely available property type
- Extremely sought after property type
- Move in condition
- Well maintained throughout
- Ideal retirement home
- Ideal starter home
- Neat decor throughout
- Internal viewing is a must!

ACCOMMODATION

Entrance Hall

With doors to all apartments, Two large storage cupboards.

Lounge 4.40 m x 3.61 m / 14'5" x 11'10"

This is a lovely sized lounge. Front

Dining Kitchen 3.29 m x 2.96 m / 10'10" x 9'9"

The dining kitchen is well fitted with modern floor and wall units and complementary worktops. Door to garden. Rear.

Bedroom 1 3.74 m x 2.68 m / 12'3" x 8'10"

The main bedroom is well proportioned and benefits from a full width built in wardrobe. Front.

Bedroom 2 2.96 m x 2.62 m / 9'9" x 8'7"

The second double bedroom is also of good proportions. Rear.

Shower Room 2.03 m x 1.86 m / 6'8" x 6'1"

The shower room is fitted with a modern white suite. Rear.

Gardens

This property offers beautifully maintained areas of garden ground to the front and rear.

HEATING

Gas central heating.

GLAZING

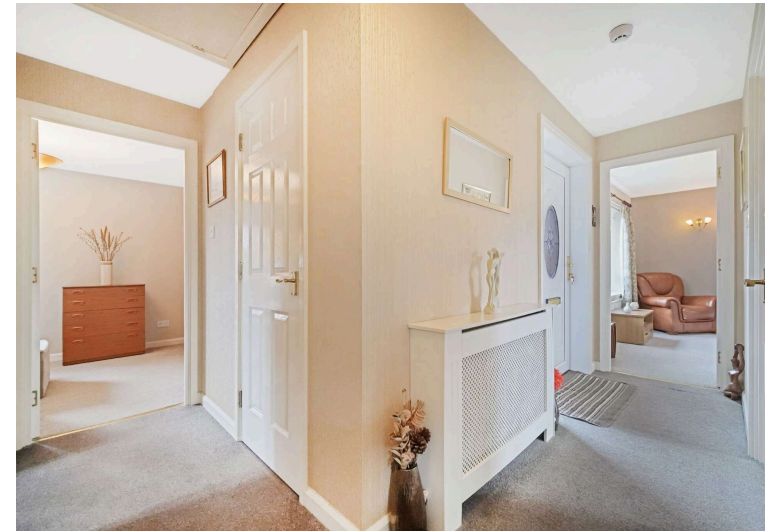
Double glazing.

EXTRAS

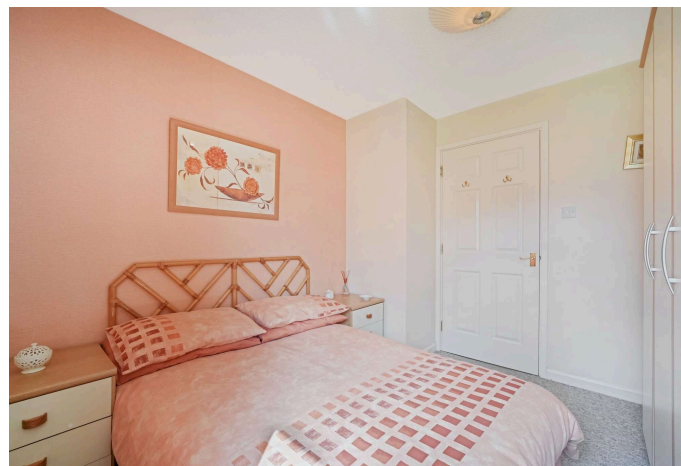
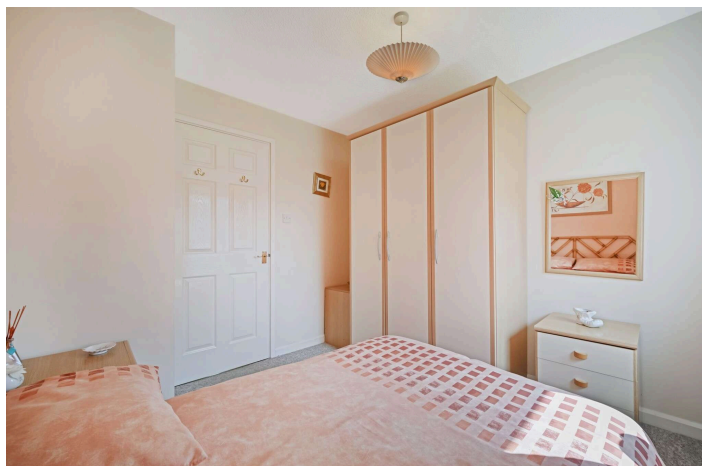
All the fitted carpets and blinds are included in the sale price.

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
Lee-Anne Smith on 07882114972

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
Lee-Anne Smith at Ross & Connel on 01383 721156

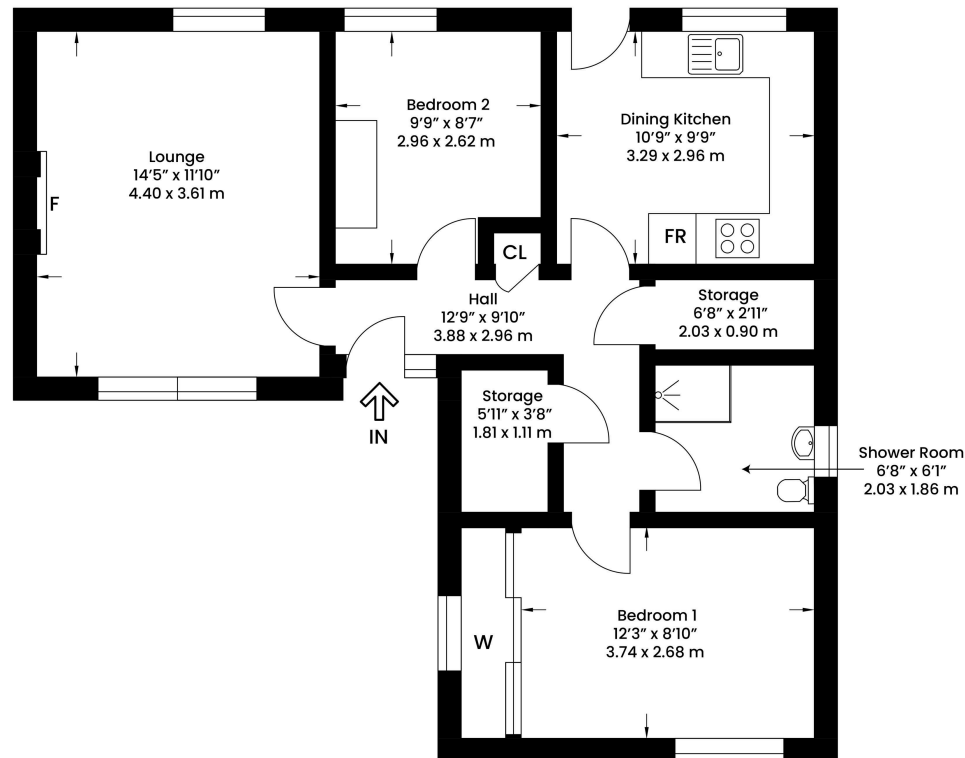
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PROPERTIES FOR SALE

www.rossconnel.co.uk

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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vistaBee

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. (LD 110827)
vistaBee 2026

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