



11 FOULFORD PLACE, COWDENBEATH OFFERS OVER £149,950

AN IDEAL FAMILY HOME, READY TO MOVE INTO.
THREE BEDROOM TERRACED VILLA IN QUIET RESIDENTIAL LOCATION.
Hall, Lounge/Dining Rm, Kitchen, 3 Double Bedrooms, Wet room.
GCH/DG. Good Storage. Front Garden. Rear Garden. On-Street Parking. CHAIN FREE. Council
Tax Band B.
EARLY VIEWING RECOMMENDED.

IDEAL FAMILY HOME OR SUPERB FIRST TIME BUY OPPORTUNITY. READY TO MOVE INTO.

ABBEY FORTH PRESENTS TO MARKET THIS SPACIOUS 3 BEDROOM TERRACED VILLA WITHIN A POPULAR RESIDENTIAL LOCATION.

PROPERTY DETAIL

Front door opens into a welcoming entrance hall with under stair storage. Bright spacious lounge/dining room with dual aspect and offering ample room for lounge and dining furniture. Well-appointed fitted kitchen with recess space for fridge-freezer. Integrated gas hob and electric oven with space for washing machine. Door leads out to rear garden. On the upper floor are three good-sized double bedrooms with two providing fitted storage. The modern wet room with electric shower completes the accommodation. The property benefits from double glazing and gas central heating. There is also New Roof tiling. Externally there is a front garden with picket fence and gravel beds. To the rear is a paved garden on two levels with gravel bed, outdoor cupboard and two sheds.

KEY INFORMATION

Desirable Terraced Villa.

3 Bedrooms, 1 Reception Room, 1 Bathroom.

Gas central heating.

Double Glazing.

Excellent Storage.

Rear Garden.

Front Garden.

NEW Roof tiling.

Ample On-Street parking.

Council Tax Band B.

Home Report Valuation £150000.

Chain Free.

Walking distance to Foulford Primary School, Beath High School, High Street and Station

The town has easy access to the M90 and A92 motorway network. 3 mins to A92 and 3 mins to station by car.

LOCATION

The property sits in a quiet residential area within the town of Cowdenbeath. There are good local amenities in Cowdenbeath, all within walking distance - with a choice of three supermarkets and an abundance of everyday shopping together with a sports centre and easy access to Cowdenbeath Station which is on the Fife Circle Line and operates a direct service to Edinburgh. There is also a public park and local golf-course. For a greater choice of amenities, the city of Dunfermline is a 10-minute drive from the property. Schooling of good repute is available from primary education (Foulford Primary a 10 min walk) and to secondary education (Beath High – 4 min walk). Lochore Meadows is just over 10 minutes from the property or a visit to the beach at the beautiful coastal village of Aberdour, is also just 10 mins away. There are good local bus services connecting to the surrounding area.

POINTS OF INTEREST/TRAVEL TIME

Edinburgh 35 mins by car, 40 mins by Train

Inverkeithing East Coast mainline - 10 mins by car

Halbeath P&R – 9 mins by car

VIEWING

Strictly by appointment, Contact Abbey Forth Property – Sales Team.

Council Tax Band: B (Fife Council)

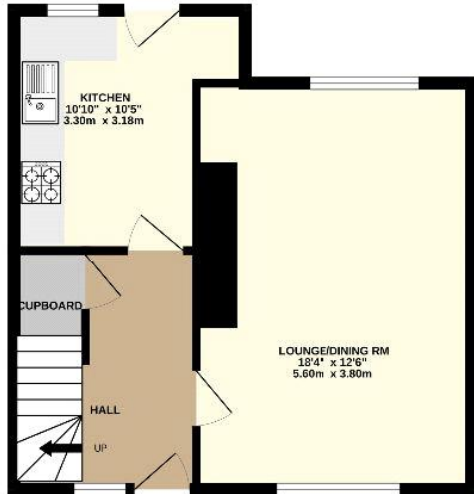
Tenure: Freehold

Parking options: On Street

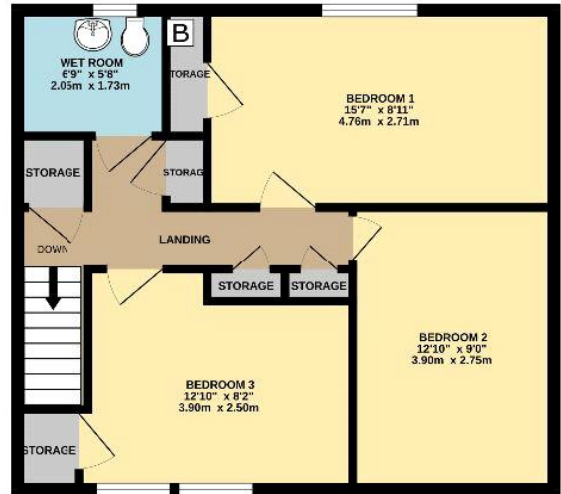
Garden details: Front Garden, Rear Garden

- Attic
- Double Glazing
- Fitted Kitchen
- Garden
- No Onward Chain

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



3 BED TERRACED HOUSE

TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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