



## 50 BROAD STREET COWDENBEATH, KY4 8JD

**£105,000  
FREEHOLD**

\*\*\*NEW PRICE OFFERS OVER £105,000\*\*\*

New for sale a spacious traditional Mid Terraced Cottage with off street parking & gardens. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a spacious Two Double Bedroom Cottage in popular location comprising: Vestibule - Entrance Hall - Lounge- Kitchen - 2 Double Bedrooms - Bathroom/WC. Externally gardens to front & rear & Off-Street Parking. Benefiting from DG- GCH - EPC E. HOME REPORT £120,000. View Now!



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estate agents**  
your local property experts

# 50 BROAD STREET

- SPACIOUS MID TERRACED COTTAGE • TWO DOUBLE BEDROOMS • DG - GCH - EPC E • HOME REPORT £120,000 • BRIGHT LOUNGE • FITTED KITCHEN • MODERN BATHROOM/WC • ENCLOSED GARDENS • OFF STREET PARKING • VIEW NOW!



## FULL DESCRIPTION

New for sale a spacious traditional Mid Terraced Cottage with off street parking & gardens. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a spacious Two Double Bedroom Cottage in popular location comprising: Vestibule - Entrance Hall - Lounge-Kitchen - 2 Double Bedrooms - Bathroom/WC. Externally gardens to front & rear & Off-Street Parking. Benefiting from DG- GCH - EPC E. HOME REPORT £120,000. View Now!

## LOCATION

Popular Central Fife Town approximately 3 miles North of A92 for commuting with Fife Circle Railway Halt, Mainline Bus Route, Primary Schooling & Local Shopping. The property itself sitting in a lovely corner site adjacent to an open grass play area for children & open aspects over surrounding countryside.

## VESTIBULE

Security door.

## ENTRANCE HALL

Deep store. Leads to all accommodation over 2 levels.

## BEDROOM 1

Generous double bedroom. DG bay window to front. High corniced ceiling. Carpet.

## LOUNGE

Spacious main public room. High ceiling. DG window to rear. Carpet.

## KITCHEN

Fitted with wall & base cabinets, wipe clean worktop surface. Inset sink. Integrated electric cooker, fridge freezer. Security door. DG window.

## BATHROOM/WC

Comprising a modern suite to include bath, wash hand vanity unit, low level wc. Frost DG window. Chrome towel rail. Wet wall splashback.

## STAIRS TO LANDING

Deep store cupboard housed.

## BEDROOM 2

Good size second double bedroom. Double wardrobe. DG windows to front. Carpet.

## FRONT GARDEN

Walled frontage.

## REAR GARDEN

Garden directly to rear stretching to outbuilding. External store cellar.

## OFF STREET PARKING

To rear of Cottage.

# 50 BROAD STREET





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 condition or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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