



boyd property

May Cottage, Paul Place
COWDENBEATH | KY4 9NS

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Description

An excellent opportunity has arisen to acquire this bright and spacious detached two-story bungalow, with private garden. The accommodation comprises an entrance hallway, lounge, sitting room, dining room, kitchen with utility area and bathroom. A staircase leads to the upper landing which gives access to two good sized double bedrooms. The property benefits from gas central heating, double glazing, good storage facilities, shared driveway which leads to an area for off street parking. The property does now require upgrading works and has the potential to become a lovely family home and viewing is therefore highly recommended.

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.

Extras

All fitted carpets floor coverings, it should be noted that this property is being sold as seen and no warranties or guarantees will be given.

Price & Viewing

For price and viewing information contact Agents.

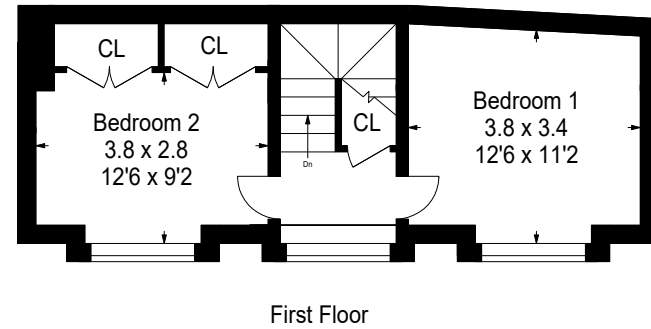
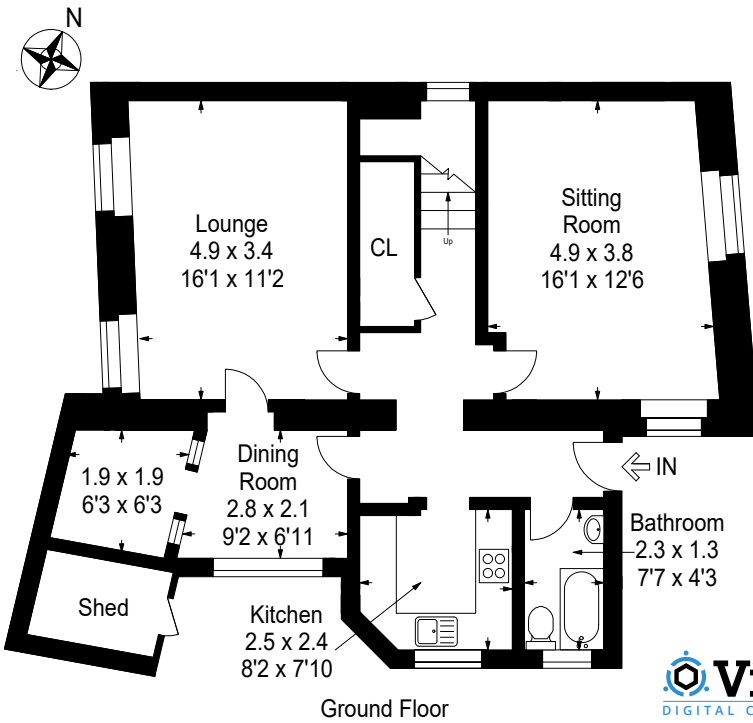


Features

- Entrance hallway
- Lounge
- Sitting room
- Dining room
- Kitchen with utility area
- Bathroom
- Upper landing
- 2 Bedrooms
- Double glazing
- Gas central heating
- Private garden to rear
- Shared driveway which leads to an area of off-street parking

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Approximate Internal Floor Area 1183 Sq Ft / 110 SqM

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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.