



Morgans

PROPERTY

43 Dalbeath Crescent, Cowdenbeath, KY4 9RF

Offers Over £129,500





Bright and generously proportioned living room



Well-appointed kitchen with good storage



Ground floor family bathroom



EPC Rating -



Three well-sized bedrooms on the upper level



Built-in storage within two bedrooms



Additional storage cupboards throughout



Council Tax Band -



## Welcome

This well-proportioned home offers comfortable accommodation over two levels, ideal for a range of buyers including families and first-time purchasers. The ground floor comprises a welcoming entrance leading to a bright and spacious living room, along with a well-appointed kitchen. A family bathroom is also located on this level, along with useful storage space. Upstairs, the property features three good-sized bedrooms, two of which benefit from fitted storage, providing flexible accommodation for family living, guests, or home working. Situated in a popular residential area of Cowdenbeath, the property is conveniently located for local amenities, schooling, and transport links, making it a great opportunity for those seeking a well-located home.





### EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given to the interlinked system installed in this property.





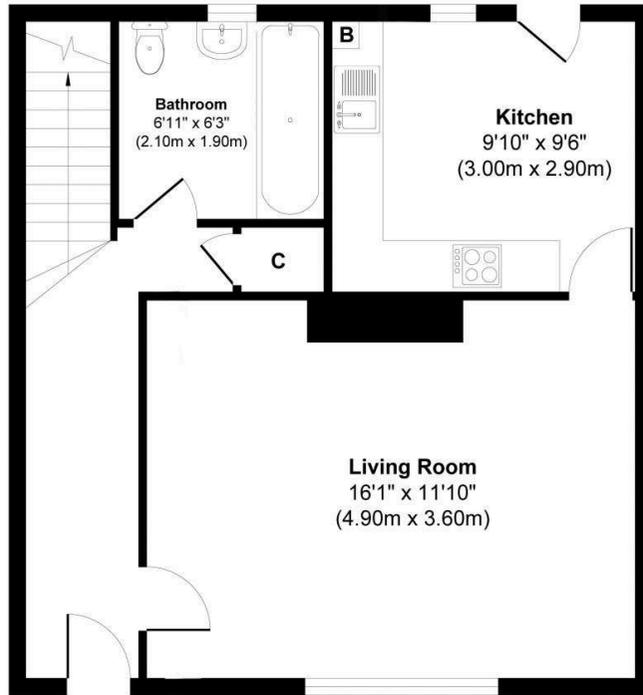
## Cowdenbeath

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

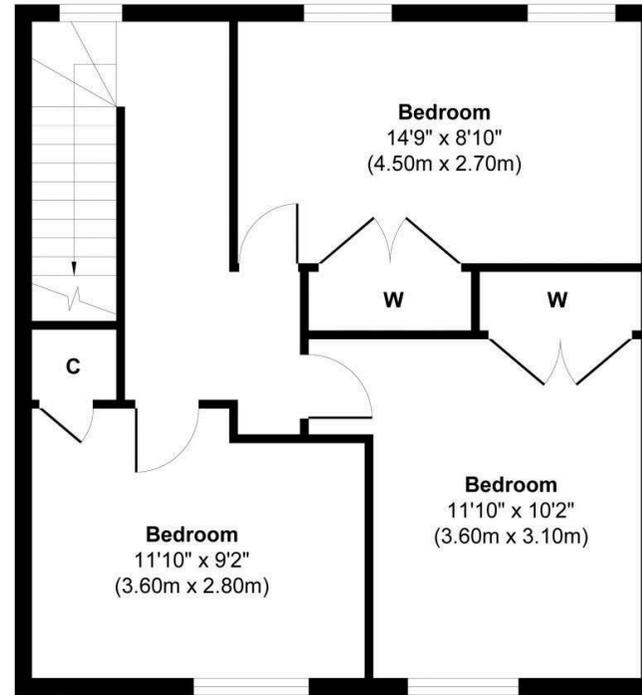
## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





**Ground Floor**  
**Approximate Floor Area**  
**598 sq. ft**  
**(55.54 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**598 sq. ft**  
**(55.54 sq. m)**



**Approx. Gross Internal Floor Area 1196 sq. ft / 111.08 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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