



**Morgans**

PROPERTY

55 Hilton Road, Cowdenbeath, KY4 9EJ

Offers Over £280,000











We are delighted to be marketing this keenly priced four bed family home set within modern executive estate with all local amenities and schooling within walking distance. The property is located on a generous corner plot and is stylish and well presented throughout, briefly comprising, entrance hall, good storage, w.c facilities, lounge with feature inset fire, stylish dining kitchen leading to utility room. French doors to gardens. On the upper level there are four bedrooms, master en-suite with Juliet Balcony and family bathroom with overhead off mains shower. The rear gardens are landscaped and fully enclosed providing a child and pet safe environment. Timber planters and raised decking make this an ideal home for entertaining with paved patio area. The property is double glazed with gas central heating and double monobloc drive leads to single garage.





### LOCATION

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.

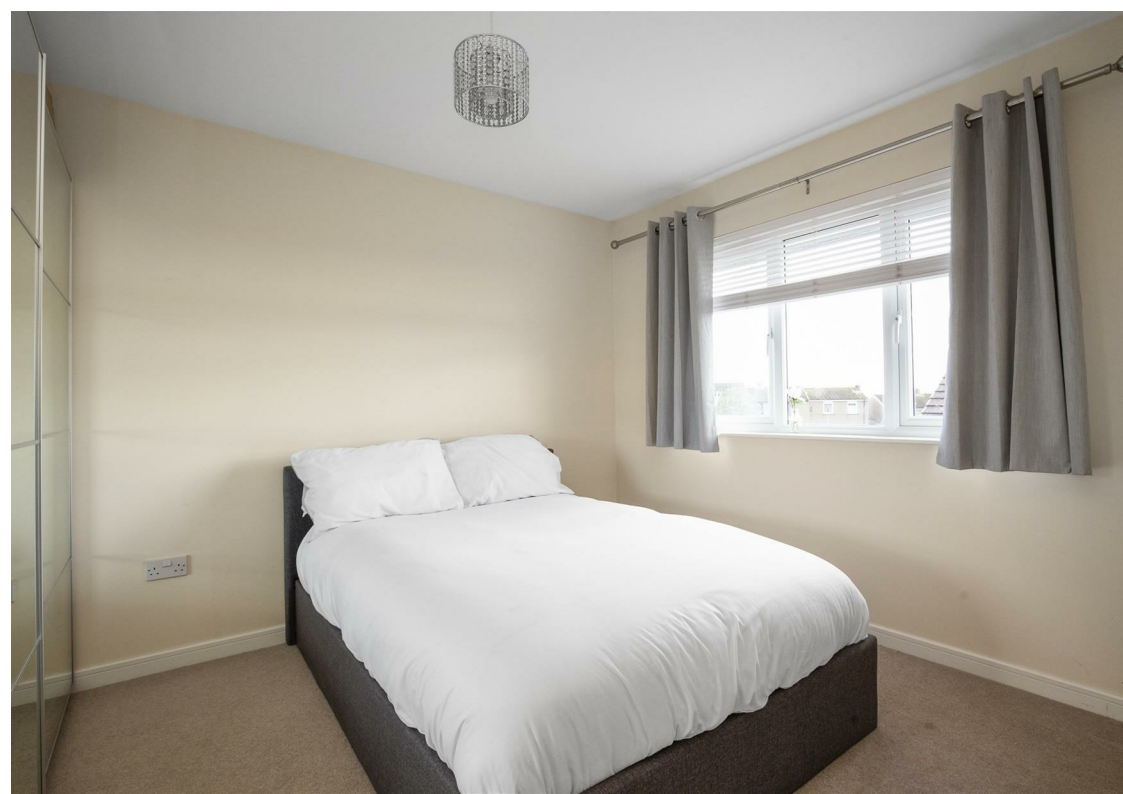
### EXTRAS INC. IN SALE/ AGENTS NOTE

All floor coverings, blinds, bathroom and light 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.







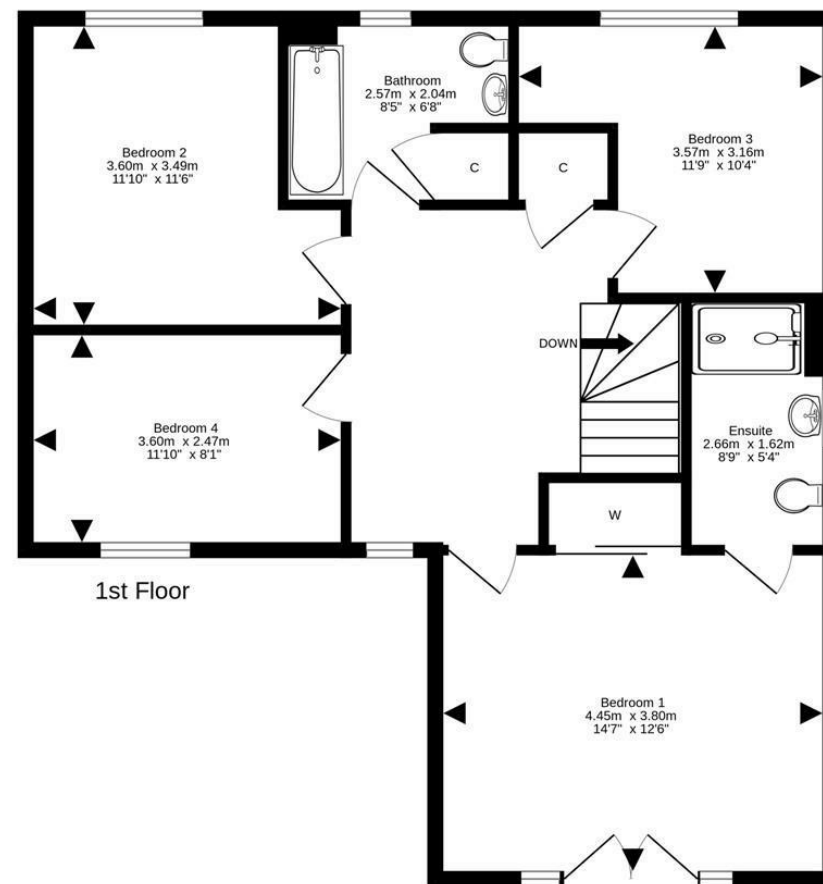
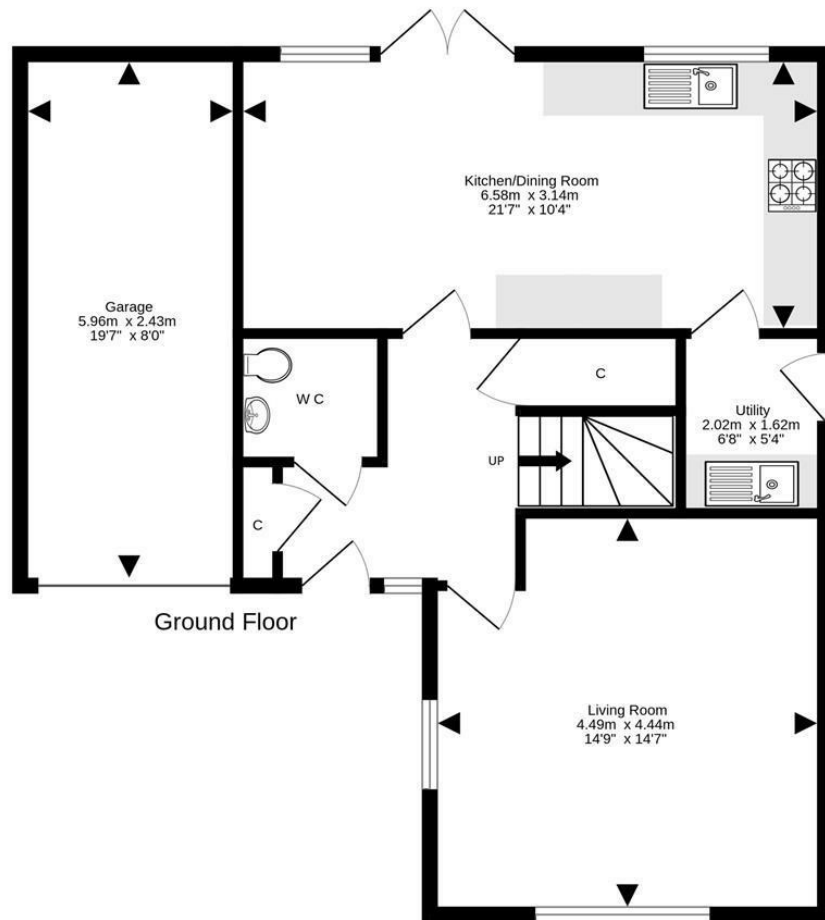












For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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**SOLICITORS | PROPERTY**

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AGENTS NOTE 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 electronic 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. No movable items will be included in the sale.