



Morgans

PROPERTY

10 Cobden Court, Cowdenbeath, KY4 8AU

Offers Over £370,000



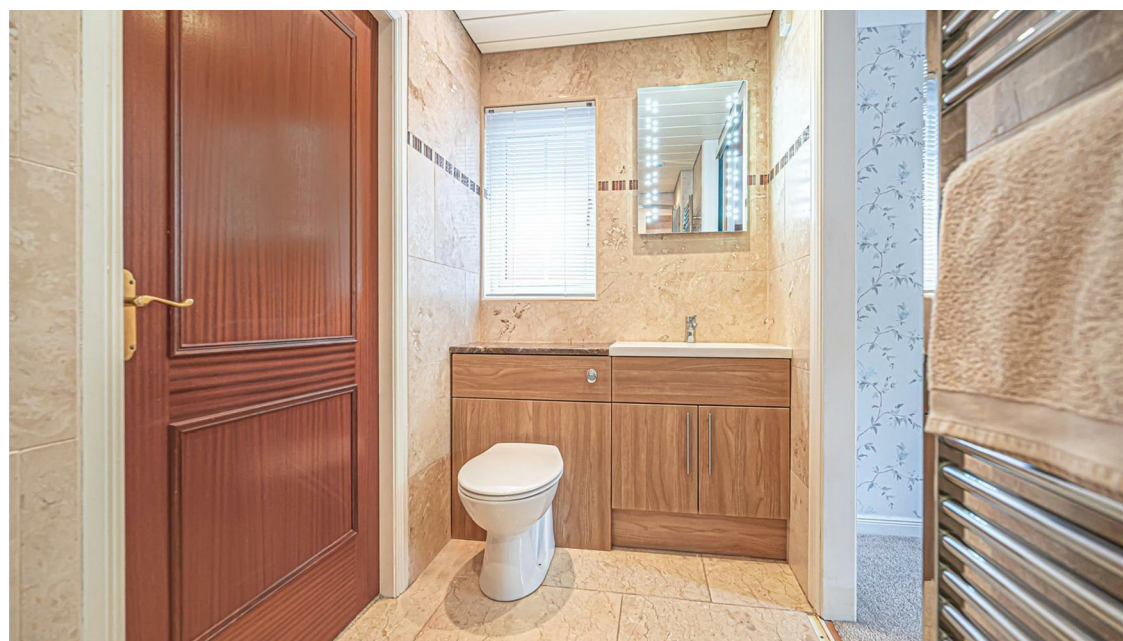








Cobden Court is a small exclusive development of executive bungalows and we are delighted to be marketing the one with the Award Winning Beautiful Garden Medal for Fife. The landscaped gardens are a joy and must be seen to be appreciated. This property is situated on one of the largest plots in the estate with patio and seating areas making this an idyllic haven to enjoy all year round. The property is offered in move in condition with quality fixtures and fittings throughout. It offers generous accommodation and briefly comprises reception hall, lounge, dining kitchen leading to feature sun room and separate utility room. There are three double bedrooms with master en-suite and dressingroom together with family bathroom. The property is a four bed with dressingroom conversion. Access to attic. The driveway gives access for several vehicles leading to single garage. Double glazing and gas central heating throughout.







## LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network with Halbeath Park and Ride on its doorstep. This makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including local shops, public houses and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

## EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, garden shed and pollytunnel.

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.







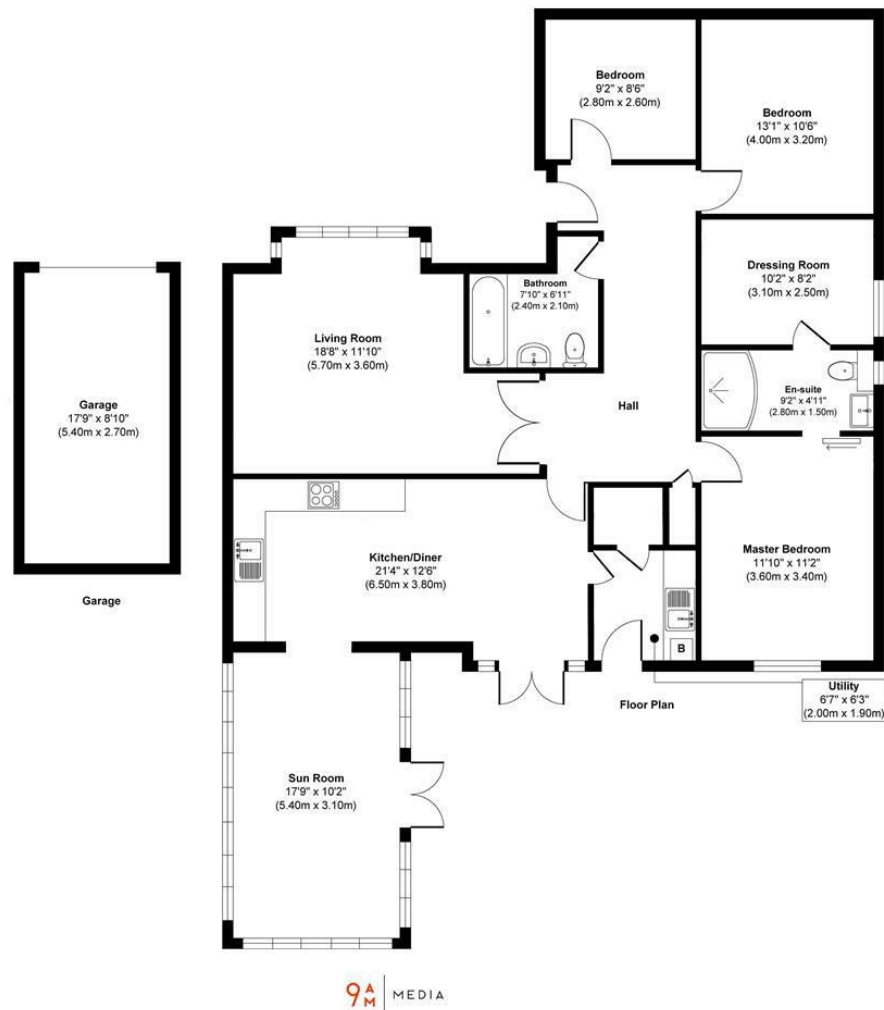












This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s).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



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