



2 Sinclair Drive

, Cowdenbeath, KY4 9LW

Offers Over £150,000



Discover the perfect blend of space, comfort and potential in this impressive three-bedroom semi-detached villa, situated in a sought-after pocket of Cowdenbeath, Fife. Rarely do properties offer such an expansive outdoor footprint. Set upon a remarkably generous plot, this home is a standout choice for families and car enthusiasts alike, boasting extensive private parking for multiple vehicles. Comprising lounge, fitted kitchen, three bedrooms, en suite shower room and downstairs bathroom. Gas central heating and double glazing with expansive grounds to front, side and rear.

Situated in the heart of Fife, Cowdenbeath offers an excellent quality of life with a range of local amenities, including shops, supermarkets, schools, and leisure facilities. Excellent transport links, including a local train station and easy access to major road networks, make it ideal for commuters to Dunfermline, Kirkcaldy, Edinburgh, and beyond. Enjoy the best of both worlds – a peaceful community feel with convenient access to larger towns and cities.

Viewing by appointment only!



Entry

Entry to the property via attractive main door into the entrance hall.

Entrance Hall

Pleasant entrance hall providing access to the lounge and bathroom with stairs to the upper landing.

Lounge 15'0" x 12'0" (4.58 x 3.66)

Lovely front facing room with picture windows, allowing ample natural light. Modern double doors into kitchen.

Kitchen 15'0" x 8'5" (4.58 x 2.59)

Fitted kitchen with an array of wall and base units. Integrated extractor and stainless steel sink and drainer. Windows and door out to the rear garden.

Bathroom

Modern downstairs bathroom with bath, sink and toilet. Window to the rear.

Upper Hallway

Provides access to bedrooms. Loft hatch.

Bedroom Front 15'1" x 10'4" (4.6 x 3.15)

Front facing double bedroom with window formation. Storage cupboard. Plenty of space for your freestanding furniture.

Bedroom Rear Left 10'5" x 9'9" (3.19 x 2.99)

Spacious bedroom with window overlooking the rear of the property. Benefits from its own en suite shower room!

En Suite Shower Room

Handy shower room with shower, sink and toilet. Vanity unit storage drawers under sinks.

Bedroom Rear Right 10'5" x 7'3" (3.19 x 2.21)

Rear facing bedroom, ideal as a guest's room, study, or a variety of uses with storage cupboard.

Gas Central Heating

The property benefits from gas central heating.

Double Glazing

Double glazing to windows and door panes.

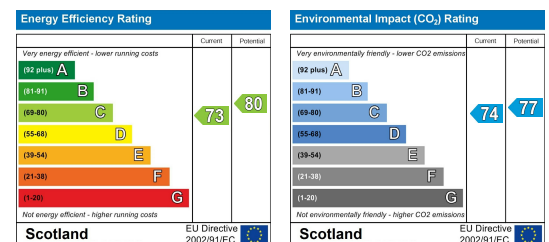
Gardens & Driveway

The most fabulous garden space. This plot is very generous and is laid to lawn to the front with a huge chipped parking area to the side for multiple vehicles. The rear garden has a raised decked area. You will see from the aerial footage just what an amazing site this occupies.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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