



Affitto Estate Agents are proud to offer to the market this SPACIOUS TWO BEDROOM FIRST FLOOR apartment located in a quiet no through road close to Cowdenbeath High Street and ideally located for transport and road links.

The property has two bedrooms, a good sized kitchen and a bathroom.

The lounge is of a large size and benefiting from having plenty of natural light. This room gives access to the kitchen.

Kitchen incorporates wall and base units as well as appliances.

Both bedrooms are of a DOUBLE SIZE.

Finally, the bathroom incorporates a toilet, a hand wash basiu and a bathtub with a shower over the head.

The property benefits from laminate and hardwood flooring, integrated appliances in the kitchen and secure intercom entry.

The property has communal gardens and drying green, ample allocated parking, gas central heating, double glazing and ready to view now!

Get in contact with us NOW to book a viewing.

Deposit: £721.15

Holding Deposit: £121.15



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	80	83	85
<b>Scotland</b> EU Directive 2002/91/EC		<b>Scotland</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)