



Affitto Estate Agents are delighted to present to the market this spacious and well-maintained TWO BEDROOM TOP FLOOR FLAT, ideally located in a peaceful no-through road just moments away from Cowdenbeath High Street. This prime location offers easy access to a wide range of local amenities, including shops, restaurants, and public services, and is also well-served by excellent transport links, making it perfect for those who need quick access to surrounding areas. The property will be available for viewings and move-in at the beginning of April.

The flat offers a welcoming and comfortable living space, featuring two generously-sized double bedrooms. Each room is fitted with built-in mirrored wardrobes, providing ample storage space, and benefits from sleek laminate flooring that enhances the contemporary feel of the property.

The kitchen offering a great amount of storage and work surface space. It comes equipped with integrated appliances, making it a functional and modern space ideal for those who enjoy cooking and entertaining.

The bathroom is complete with a full-sized bath and a shower, providing both comfort and convenience. Whether you prefer a relaxing soak or a quick shower, this space caters to all your needs.

Additional features of this property include laminate and hardwood flooring throughout, contributing to the flat's stylish, low-maintenance finish. For added security and peace of mind, the property benefits from a secure intercom entry system.

The flat is also equipped with gas central heating and double glazing, ensuring a comfortable and energy-efficient living environment throughout the year.

This property is ready to be viewed now and will be available for immediate occupation at the beginning of April. It offers an ideal opportunity for those looking for a well-located, low-maintenance home with great amenities and transport links nearby.

Landlord registration number - 69003/250/12580

Contact us today to book a viewing!!!

Deposit: £778.84

Holding Deposit: £155.76

Parking options: On Street



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	
	77	79	82
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>	

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>)