



Rosebank View
Factory Road, Cowdenbeath, KY4 9SQ
Offers in the region of £300,000

Rosebank View, Factory Road

A rare opportunity to purchase a modern detached bungalow located within extensive gated grounds, which include 'Dunroaming', a second detached bungalow (4 bed/uninhabitable) and large stable block

There is excellent potential for future development, subject to all relevant planning permissions being granted and any potential purchaser should carry out their own enquiries to confirm matters.

Rosebank View benefits from a good internal layout which includes an entrance vestibule, utility room/WC, dining room, conservatory, dining kitchen, inner hallway, lounge, three bedrooms, master en-suite and dressing room, store room (off lounge) and family bathroom.





Rosebank View- room sizes and accommodation

Entrance vestibule:- 2.32m x 1.40m (7'7 x 4'7)

Utility room/WC:- 2.92m x 1.62m (9'7 x 5'3)

Dining room:- 4.83m x 4.36m (15'10 x 14'4)

Conservatory:- 4.23m x 3.55m (13'11 x 11'8)

Dining kitchen:- 4.35m x 3.61m (14'3 x 11'10)

Inner hallway

Lounge:- 5.55m x 5.37m (18'2 x 17'7)

Bedroom 1:- 4.90m x 3.49m (16'1 x 11'6)

Master en-suite:- 2.37m x 1.57m (7'10 x 5'2)

Dressing room:- 3.26m x 3.22m (10'8 x 10'7)

Bedroom 2:- 4.34m x 2.86m (14'3 x 9'5)

Bedroom 3:- 5.21m x 3.15m (17'1 x 10'4)

Gas central heating is installed with double glazed windows, good storage, security alarm, flexible layout and all accommodation on one level.



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The bungalow opposite (Dunroaming), was not accessed due to extensive damage as a result of a water tank leak. It is uninhabitable in its current order and viewing is therefore not possible. This building has not been inspected in any form by either the selling Agent or Surveyor. Further advice from a reputable builder should be obtained to confirm the condition and extent of works required to Dunroaming and stable blocks.

There are a number of open areas of ground surrounding the properties and potential that these could be developed at some point. The completing solicitor should confirm matters further.

Factory Road is quietly situated, in a most convenient location within easy reach of excellent local amenities, a regular bus service and easy access to the M90 Motorway and Forth Road Bridges. Dunfermline is approximately 4 miles away and Cowdenbeath Railway Station is withing walking distance.

Viewing: An appointment to view ca be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.

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Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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