



**35 Curling Knowe, Crossgates - KY4 8AX**

Cowdenbeath

Offers Over **£280,000**





## 35 Curling Knowe

Crossgates, Cowdenbeath

One not to be missed, a Modern & Spacious Detached Bungalow set in generous grounds modernised internally by the present owners with eye catching wood burning fireplace. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- GENEROUS & MODERN DETACHED BUNGALOW
- 2 LARGE DOUBLE BEDROOMS MASTER EN-SUITE
- SPLIT LEVEL LOUNGE WITH WOOD BURNER
- BREAKFASTING KITCHEN - UTILITY & APPLIANCES
- MODERN BATHROOM/WC
- LARGE DRIVE - DETACHED 1.5 GARAGE
- TIERED REAR GARDEN WITH OPEN ASPECTS
- DG- GCH NEW BOILER 2023 - EPC C
- VIEWING HIGHLY RECOMMENDED
- HOME REPORT £280,000



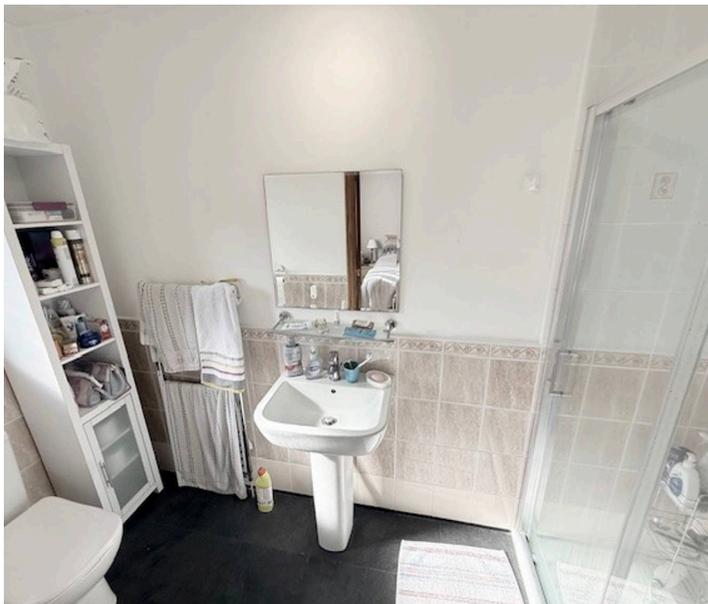
**GARDEN**

**OFF STREET**

4 Parking Spaces

**GARAGE**

Single Garage

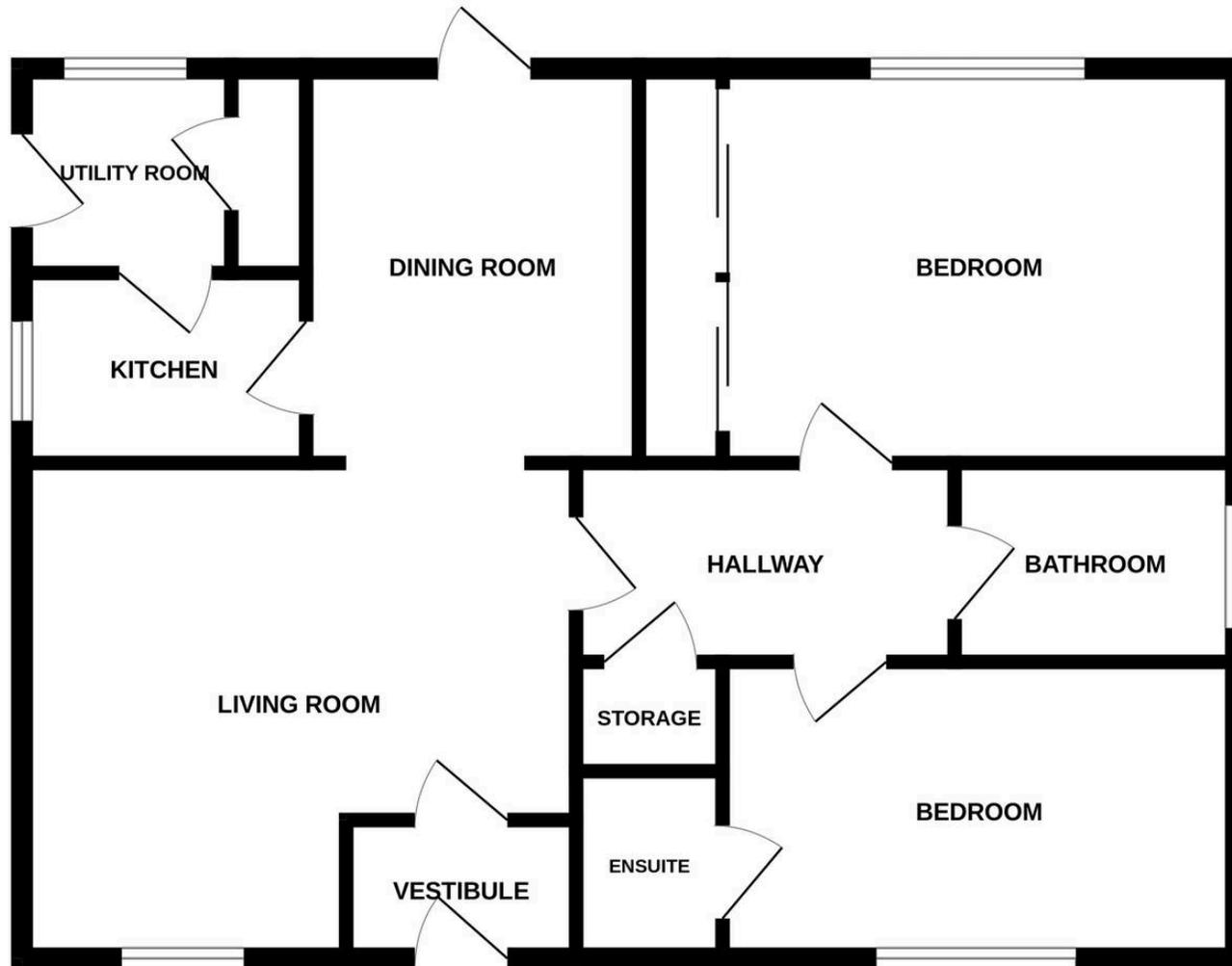




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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