



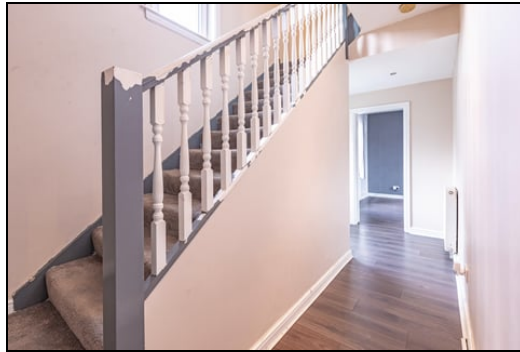
Offers in Region of £130,000
25 Woodbank, Cowdenbeath, Fife, KY4 9PD

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Delmor are delighted to present to the market this spacious semi detached villa with a substantial garden. Cowdenbeath has a host of amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 for the commuter. The property briefly comprises of - Entrance hallway. Bright lounge with French doors to the rear. Kitchen with floor and wall mounted units incorporating gas hob with overhead extractor fan. Wall mounted electric oven. Utility area. Bathroom comprising of bath, wash hand basin and WC. First floor with top hallway. Master bedroom is a double with en suite. En suite comprising of shower cubicle. Wash hand basin. WC. There are two further double bedrooms. The gardens to the front are open with driveway to the front and side. There are expansive gardens to the rear which are mainly laid to lawn. The property also benefits from double glazing and gas central heating. Early viewing is highly recommended to fully appreciate the space and layout on offer. The property is sold as seen.

Ground Floor

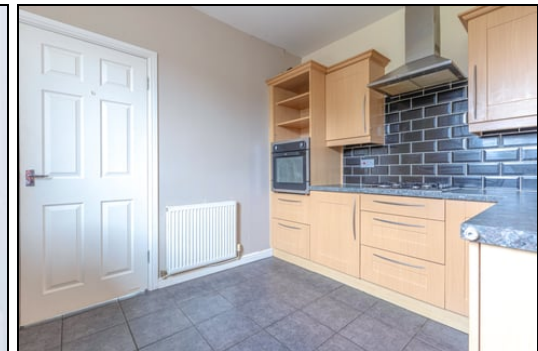
Entrance Hallway



Lounge



Kitchen



3.35m x 2.67m (11' 0" x 8' 9")



Utility Area



2.18m x 1.83m (7' 2" x 6' 0")

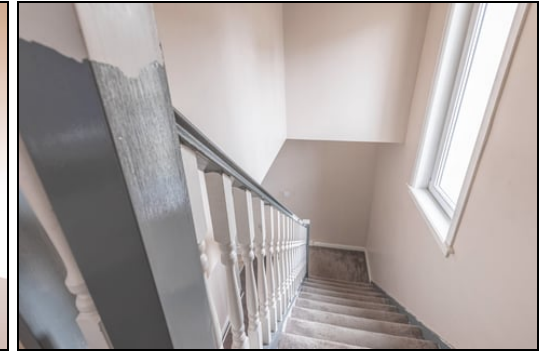
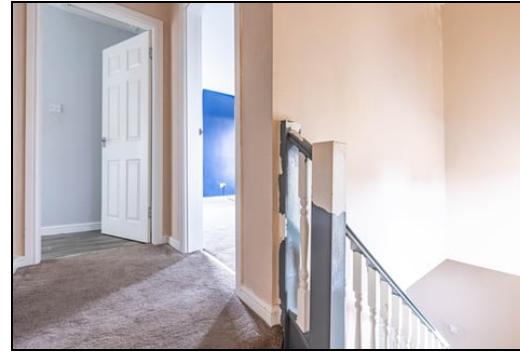
Bathroom



2.03m x 1.93m (6' 8" x 6' 4")

First Floor

Top Hallway

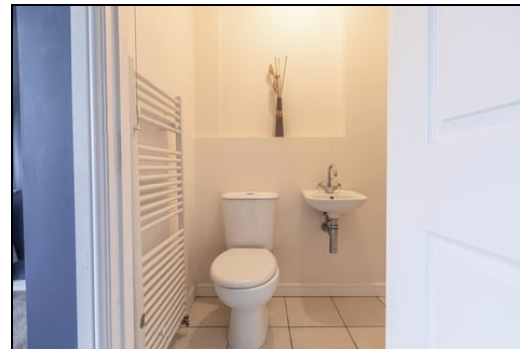


Master Bedroom



4.55m x 3.20m (14' 11" x 10' 6")

En Suite



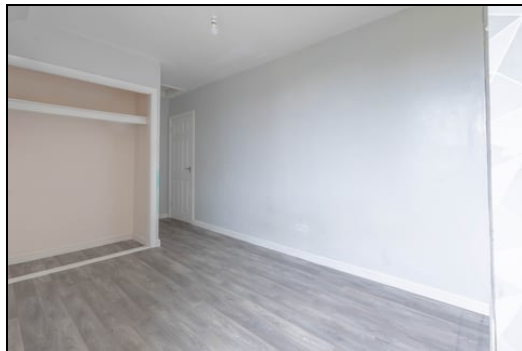
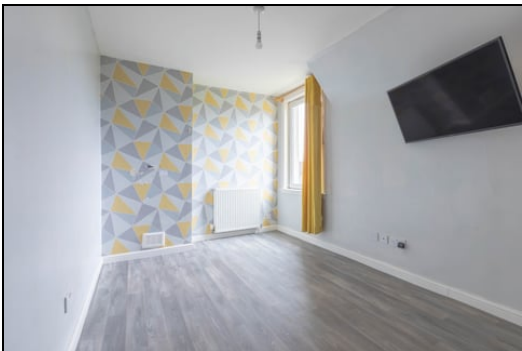
2.26m x 1.22m (7' 5" x 4' 0")

Bedroom 2



4.57m x 2.74m (15' 0" x 9' 0")

Bedroom 3



4.34m x 2.64m (14' 3" x 8' 8")

Gardens



SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

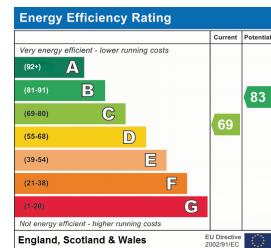
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

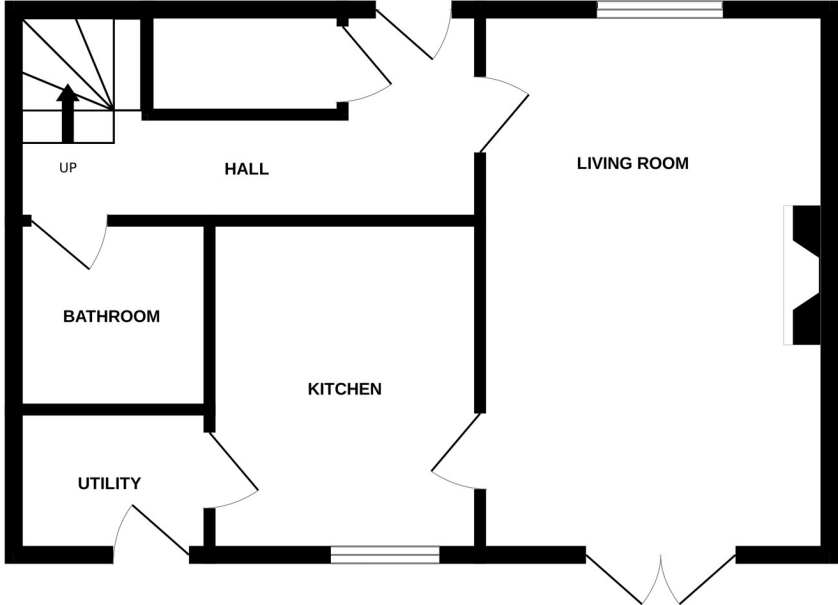
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

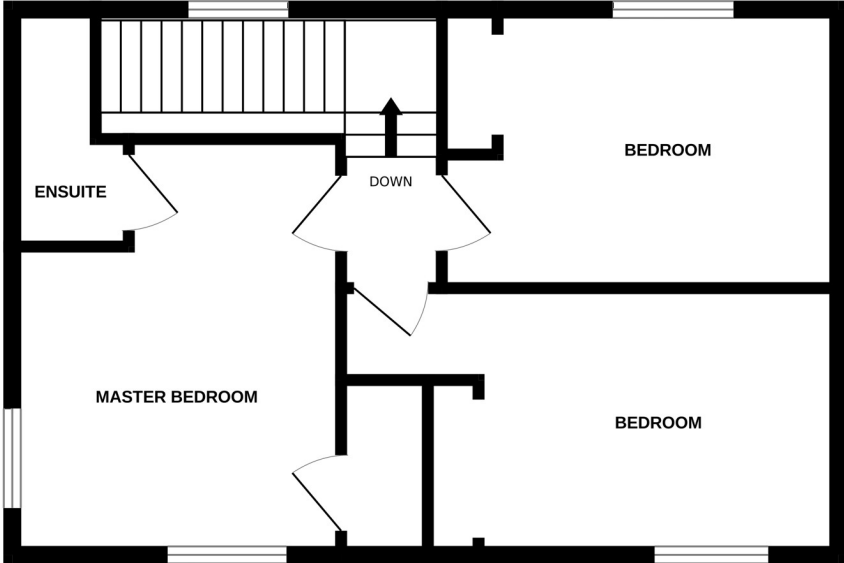
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR



1ST 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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