



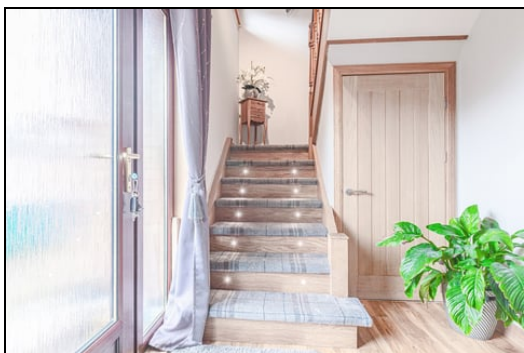
**Offers Over £124,950**  
**74 Moss Side Road, Cowdenbeath, Fife, KY4 9JP**

# 74 Moss Side Road, Cowdenbeath, Fife, KY4 9JP

Delmor are delighted to present to the market this well presented Semi Detached Villa situated close to all local amenities. 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 spacious entrance hallway. Understairs storage and further storage cupboard. Spacious lounge with modern fire and surround. Modern fitted kitchen with top and base units incorporating induction hob, extractor, double oven, integrated fridge freezer, dishwasher. Conservatory which is ideal with dining. Top hall with hatch to attic, Wall to wall mirror wardrobed. Bedroom 1 is a double room with wall to wall mirrored wardrobes. Bedroom 2 is a double room with wall to wall wardrobes. Modern shower room with double shower cubicle, WC and vanity unit housing sink. Easily maintained garden to front with monoblock driveway. Easily maintained garden to rear laid with astro. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer on this ideal family home.

## Ground Floor

### Entrance

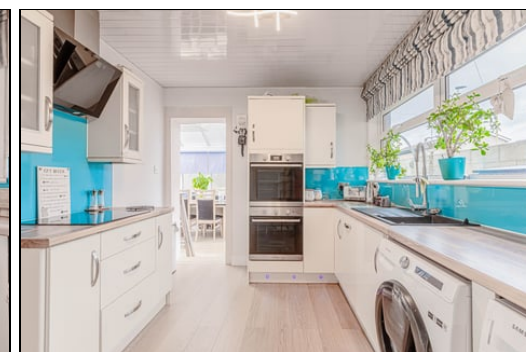


### Lounge



4.88m x 3.35m (16' 0" x 11' 0")

### Kitchen



4.09m x 2.77m (13' 5" x 9' 1")

## First Floor

## Top Hall

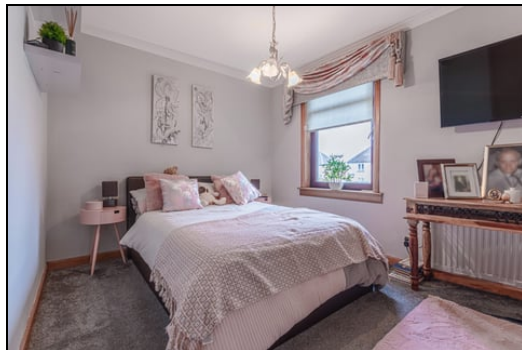


## Bedroom 2



3.35m x 3.35m (11' 0" x 11' 0")

## Bedroom 1



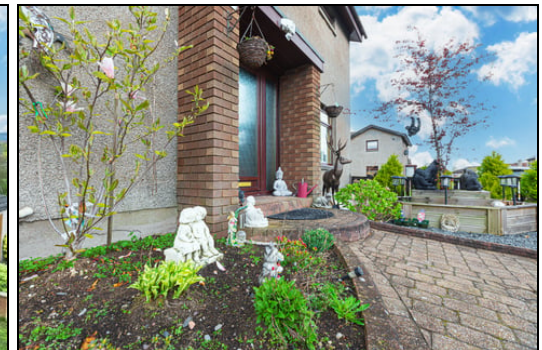
3.45m x 2.77m (11' 4" x 9' 1")

## Shower Room



2.36m x 1.37m (7' 9" x 4' 6")

## Garden





## 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.

## Extras

Floor coverings, blinds, hob, oven, extractor, fridge freezer, dishwasher.

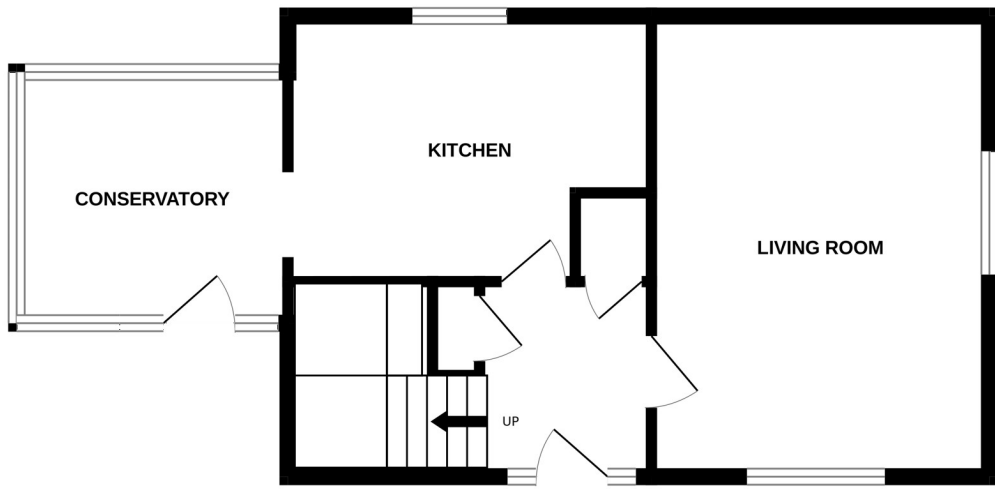
## SONIC TAPE

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

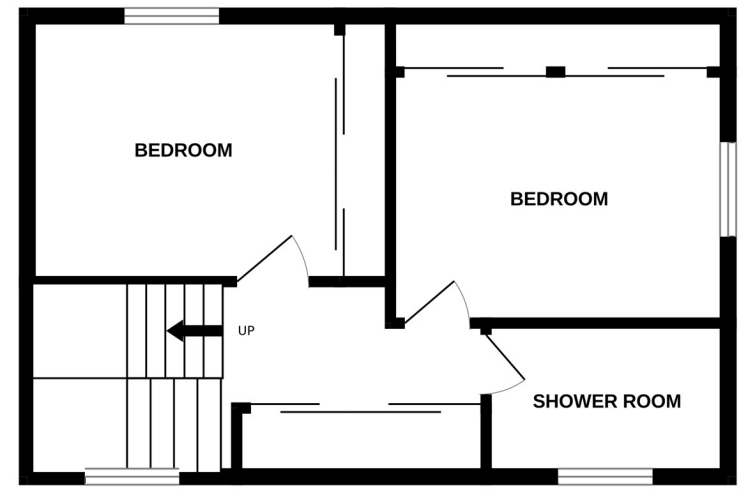
## MEASUREMENTS

All measurements are approximate.

GROUND FLOOR



FIRST 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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