



Offers Over £94,500
18 Robert Smith Court, Lumphinnans, Cowdenbeath, Fife, KY4 8AE

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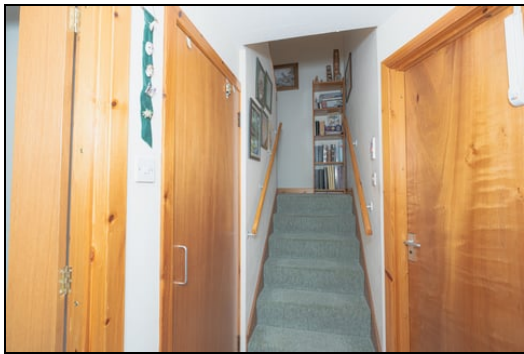
Delmor are delighted to present to the market this maisonette flat set in a much sought after location. Lumphinnans is close to a great range of amenities including shopping, schooling and leisure facilities. The property is on a bus route and close to Cowdenbeath train station making it an ideal base for the commuter. The property briefly comprises of - Entrance door to the stairs leading to the entrance hallway. Lounge with arch through to the dining room. Modern kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Integrated dishwasher and washing machine. Fridge/freezer. Bathroom comprising of bath with overhead shower, WC and wash hand basin. The first floor has hallway with storage cupboard. Master bedroom is a spacious double with fitted mirrored wardrobes. En suite comprising of shower cubicle, WC and vanity unit housing the wash hand basin. Further double bedroom with mirrored wardrobes. There are community gardens with a small monthly charge. The property also benefits from electric storage heating, double glazing and residential parking. Early viewing is highly recommended to fully appreciate the space and layout on offer.

Ground Floor

Entrance Stairwell

First Floor

Entrance Hallway



Lounge



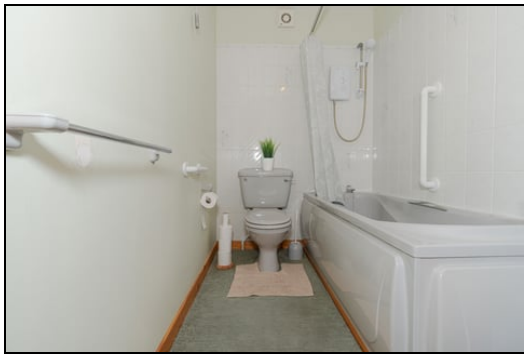
3.9m x 4.3m (12' 10" x 14' 1")

Dining Room



2.7m x 3.4m (8' 10" x 11' 2")

Bathroom



2.9m x 1.5m (9' 6" x 4' 11")

Kitchen



3.0m x 2.8m (9' 10" x 9' 2")

Second Floor

Top Hallway

Master Bedroom



3.3m x 3.5m (10' 10" x 11' 6")

En Suite



1.5m x 2.2m (4' 11" x 7' 3")



Bedroom



2.9m x 4.0m (9' 6" x 13' 1")

Gardens



Extras

All floor coverings. Electric hob, oven and extractor fan. Integrated washing machine and dishwasher. Fridge/freezer.

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

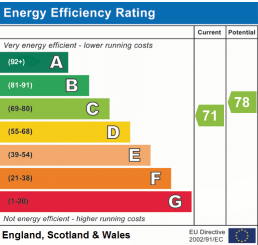
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

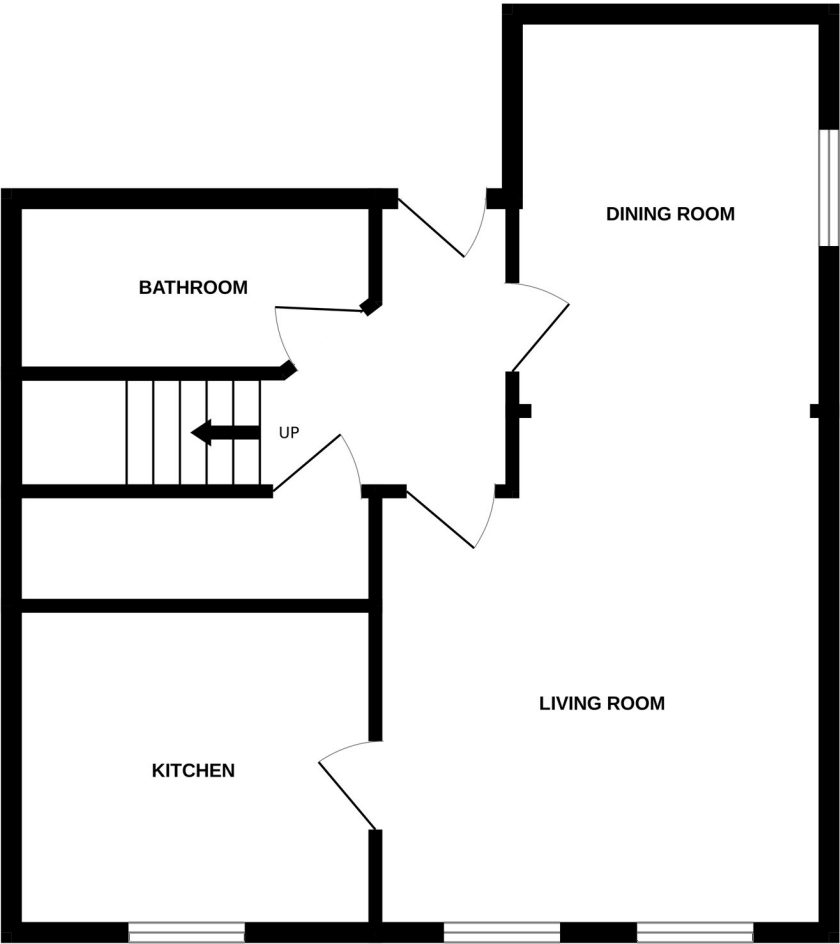
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

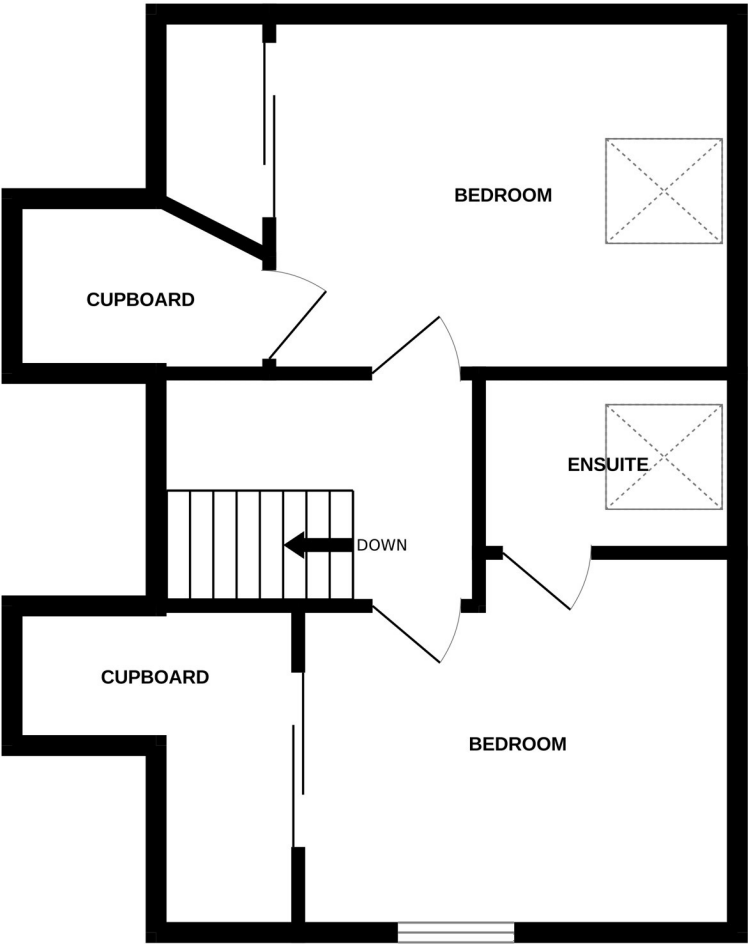
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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