



Offers Over £190,000
22 Farm View, Hill of Beath, Cowdenbeath, Fife, KY4 8FN

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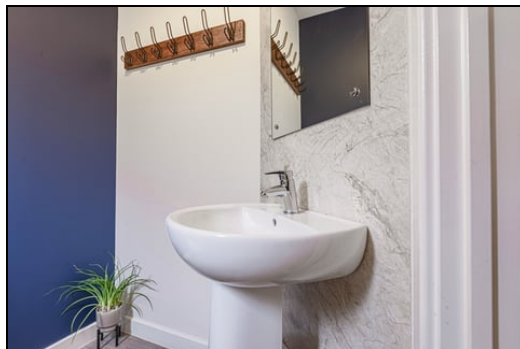
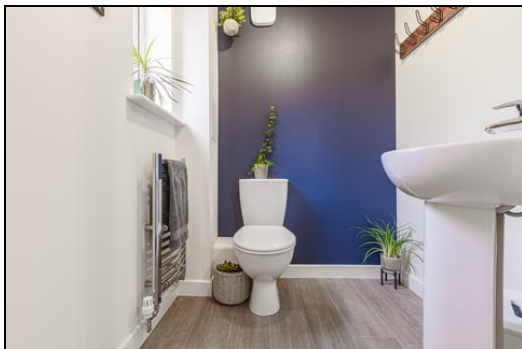
Delmor are delighted to present to the market this modern well presented End Terraced Villa set in a private estate. Nearby Cowdenbeath has a host of amenities including shopping and schooling. There is a train station and close links to the A92 for the commuter. The property briefly comprises entrance door to hallway with stairs to first floor. Downstairs WC with toilet, sink and towel radiator. Spacious lounge. Modern kitchen with an array of top and base units incorporating gas hob, electric oven, extractor. Ample room for dining. On the first floor, top hall with hatch to attic. Bedroom 1 is a spacious double room with a storage cupboard and mirrored wardrobe. Ensuite with double shower cubicle. Vanity unit housing sink, WC and towel radiator. Bedroom 2 is a double room. Bedroom 3 with mirror wardrobe. Modern white bathroom with bath, sink, WC and towel radiator. Open garden to front laid with lawn. Enclosed garden to rear laid with artificial grass and decking area. All easily maintained. An allocated parking space plus visitors parking to the rear. 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 within this family sized home.

Ground Floor

Entrance



Toilet



1.7m x 1.5m (5' 7" x 4' 11")

Lounge



3.3m x 4.9m (10' 10" x 16' 1")

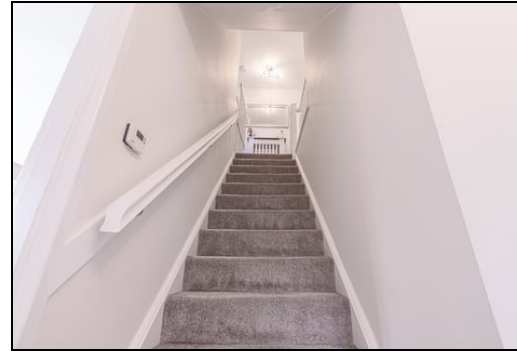
Kitchen



3.4m x 4.8m (11' 2" x 15' 9")

First Floor

Top Hall



Bedroom 1



2.9m x 3.1m (9' 6" x 10' 2")



Ensuite



Bedroom 3



1.8m x 2.7m (5' 11" x 8' 10")



2m x 1.7m (6' 7" x 5' 7")

Bedroom 2



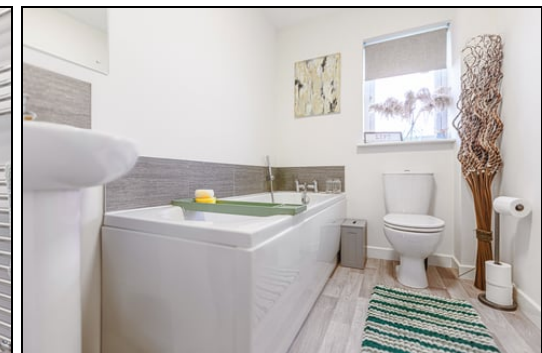
2.6m x 3.2m (8' 6" x 10' 6")



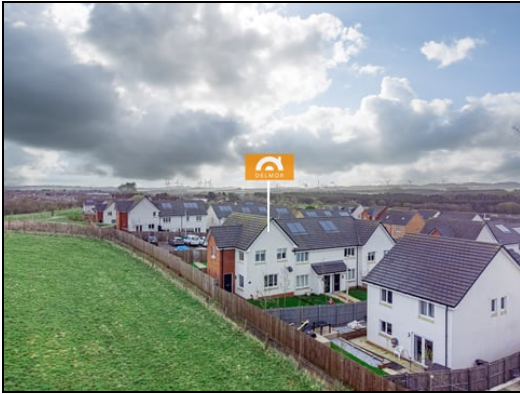
Bathroom



2.3m x 1.7m (7' 7" x 5' 7")



Gardens



Extras

Floor coverings, blinds, hob, oven, extractor.

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

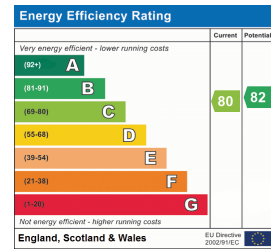
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

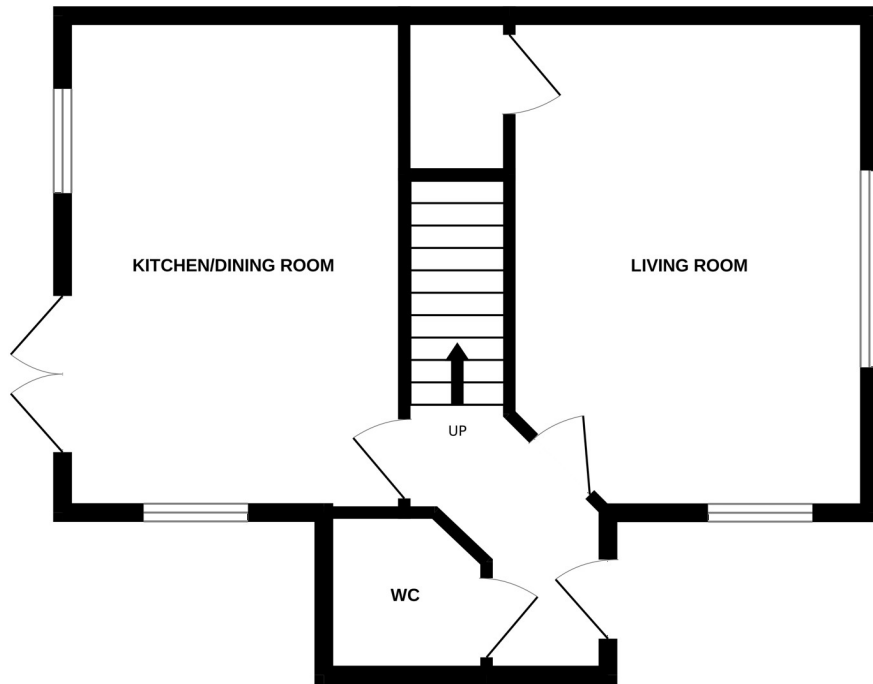
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

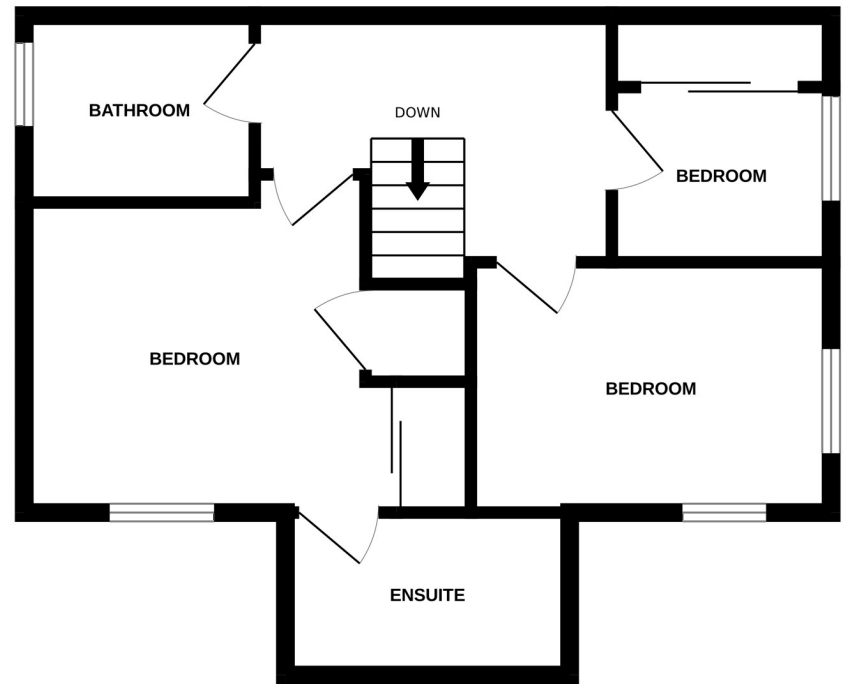
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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