



Offers Over £274,500
25 Perth Road, Cowdenbeath, Fife, KY4 9BD

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Delmor are delighted to present to the market this spacious detached villa set on a large corner plot close to all local facilities. Cowdenbeath has a great range of amenities including shopping, schooling and newly refurbished leisure centre. There is a train station and close links to the A92 making it an ideal base for the commuter. The property briefly comprises of, on the ground floor - Stairs leading to the first floor with study area. Spacious lounge with feature fireplace and double aspect bay windows. Dining room has ample space for dining table and chairs. Dining kitchen with floor and wall mounted units incorporating gas cooker with overhead extractor fan. Integrated dishwasher, fridge and freezer. Breakfast bar. Ample space for dining table and chairs. Utility room with washing machine and tumble dryer. Shower room comprising walk in shower cubicle, WC and wash hand basin. Two double bedrooms both of which have fitted mirrored wardrobes. The first floor has a top hallway with ample eaves storage and giving access to the bright master bedroom which has multiple velux windows allowing for natural light. Fitted mirrored wardrobes. There is a walk in storage cupboard. En suite bathroom comprising of corner bath, WC and wash hand basin. There are mature gardens to the front and side. Greenhouse. There is a driveway to the rear leading to the detached garage and allowing for parking for several vehicles. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this spacious family sized home.

Ground Floor

Hallway



Lounge



7.4m x 4.7m (24' 3" x 15' 5")

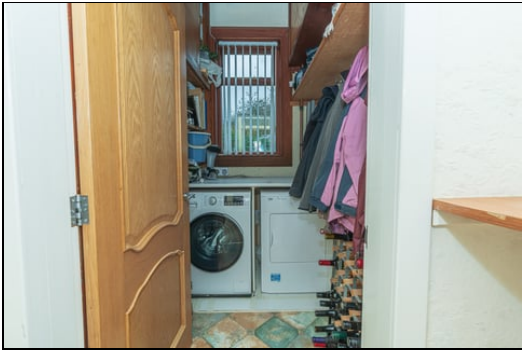
Dining Kitchen



6.1m x 3.5m (20' 0" x 11' 6")



Utility Room



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



Bedroom

Dining Room



6.9m x 3.3m (22' 8" x 10' 10")



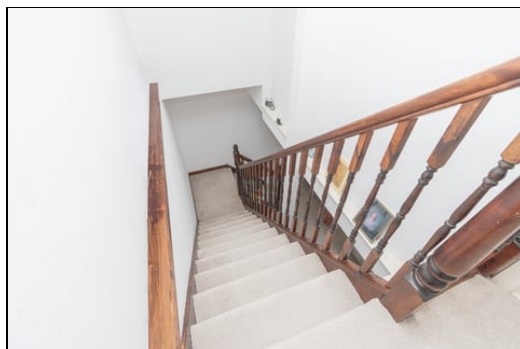
Shower Room

2.0m x 2.8m (6' 7" x 9' 2")

First Floor



Top Hallway



Master Bedroom



6.0m x 4.4m (19' 8" x 14' 5")

En suite bathroom

3.2m x 2.3m (10' 6" x 7' 7")

Gardens





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.

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