



**Offers Over £119,950**  
**12 Robert Smith Court, Lumphinnans, Cowdenbeath, Fife, KY4 8AE**



# 12 Robert Smith Court, Lumphinnans, Cowdenbeath, Fife, KY4 8AE

Delmor are delighted to present 12 Robert Smith Court, Lumphinnans. A lovely well-presented two bedroom mid terraced town house arranged over three floors. The ground floor features a spacious bedroom with fitted wardrobes and a modern family bathroom.

The first floor comprises a bright and generous lounge with front facing window allowing open views, along with the kitchen, which is fitted with modern floor and wall mounted units incorporating with oven and overhead extractor fan. There is also a breakfast bar which is perfect for dining.

On the top floor, the property boasts an impressive master bedroom with an en-suite shower room and built in wardrobes. The property benefits from electric heating and double glazing. There are well maintained communal gardens to the rear and private parking. Early viewing is highly recommended to fully appreciate the space and layout on offer in this move in condition property.

## Ground Floor

### Entrance Hallway



### Bathroom



2.5m x 2.0m (8' 2" x 6' 7")

### Bedroom 2



4.4m x 3.9m (14' 5" x 12' 10")

## First Floor

### Mid Hallway



### Lounge





3.9m x 4.4m (12' 10" x 14' 5")

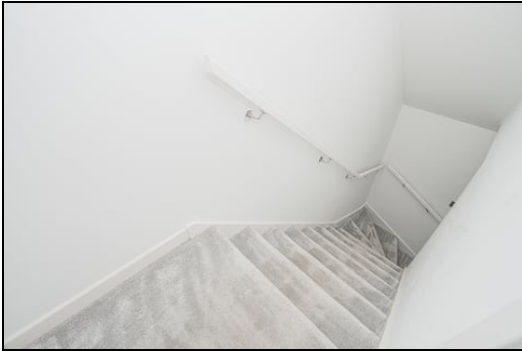
**Kitchen**



3.1m x 2.3m (10' 2" x 7' 7")

**Second Floor**

**Top Hallway**



**Master Bedroom**



3.7m x 3.7m (12' 2" x 12' 2")

**En Suite**



1.7m x 1.6m (5' 7" x 5' 3")



Gardens



Extras

All floor coverings and light fittings. Oven and 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

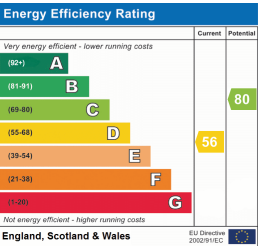
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

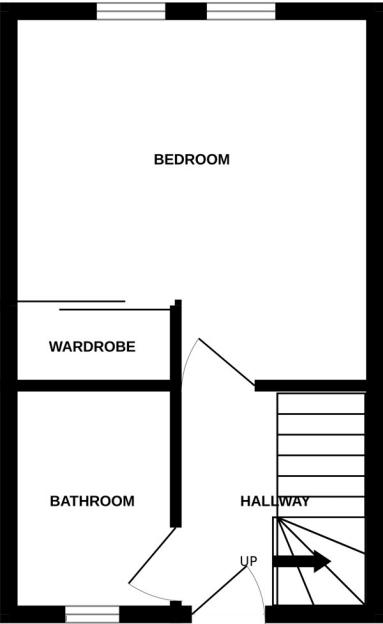
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

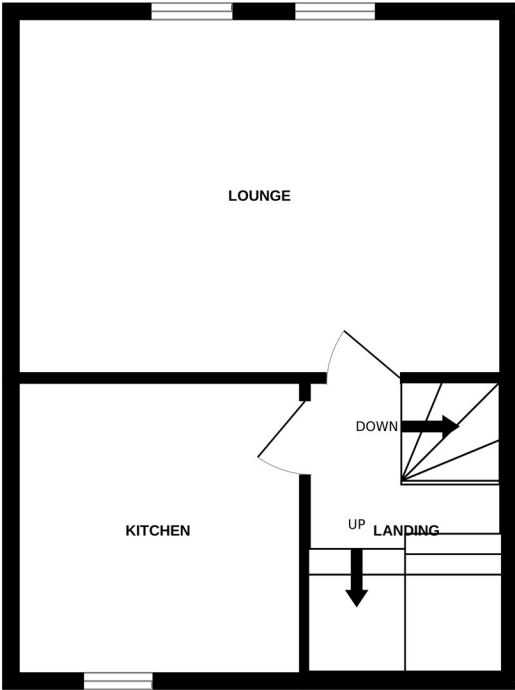
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



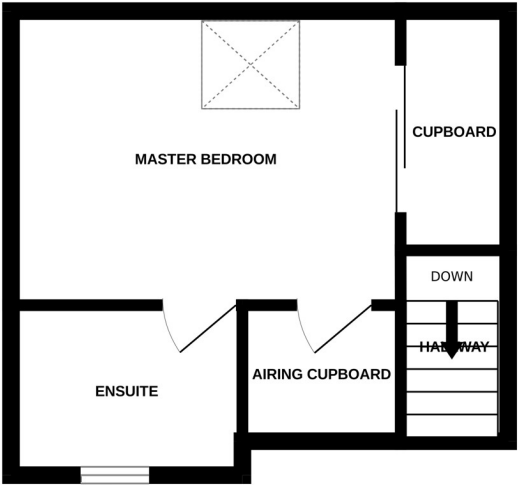
GROUND FLOOR



1ST FLOOR



2ND 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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