



Offers in Region of £235,000
7 Hilton Lane, Cowdenbeath, Fife, KY4 9BT

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Delmor are delighted to present to the market this modern detached villa set within a private residential estate close to all local amenities. Great opportunity for a buyer looking for a bedroom on the ground floor level. 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 of - Entrance hallway. Downstairs toilet. Spacious lounge/dining room with stairs leading to the first floor. French doors to the rear gardens. Garage conversion to provide a double bedroom. Kitchen with luxury floor and wall mounted units incorporating induction hob. Extractor fan. Electric oven. Plate warmer. Integrated dishwasher. Tiled splashback. Utility room fitted with units. American style fridge/freezer. Washing machine. First floor - Master bedroom which is a spacious double with mirrored wardrobes. En-suite comprising of double shower cubicle. Wash hand basin and WC. Two further double bedrooms both with fitted wardrobes. Luxury bathroom comprising of bath with overhead shower and screen. Wash hand basin and WC. Gardens to the front with double drive. Enclosed rear gardens which are laid to lawn. 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 Hallway

Downstairs WC

0.9m x 1.6m (2' 11" x 5' 3")

Lounge/Dining Room



7.9m x 4.1m (25' 11" x 13' 5")



Bedroom



3.5m x 2.4m (11' 6" x 7' 10")





Kitchen



3.8m x 3.5m (12' 6" x 11' 6")



Utility Room

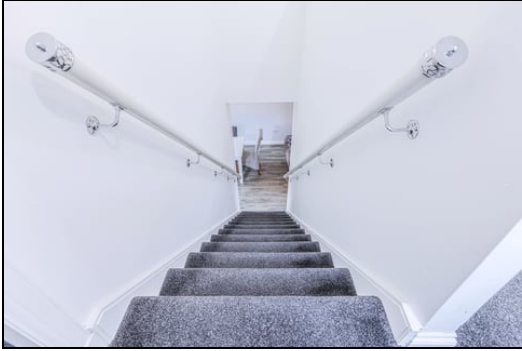


2.4m x 2.1m (7' 10" x 6' 11")

First Floor

Top Hallway



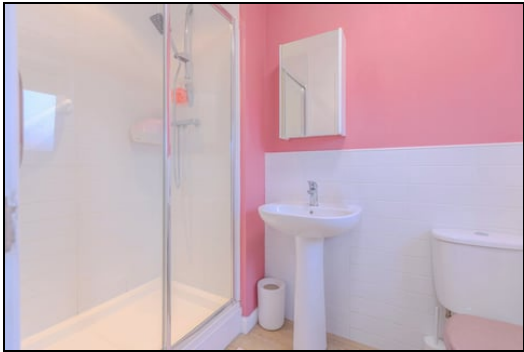


Master Bedroom



3.8m x 3.2m (12' 6" x 10' 6")

En Suite



2.3m x 1.6m (7' 7" x 5' 3")

Bedroom



3.3m x 3.1m (10' 10" x 10' 2")

Bedroom



3.0m x 3.2m (9' 10" x 10' 6")

Bathroom



2.6m x 2.0m (8' 6" x 6' 7")

Gardens



Extras

All floor coverings. Induction hob. Extractor fan. Integrated dishwasher. Electric oven. American style fridge/freezer. Garden shed.

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

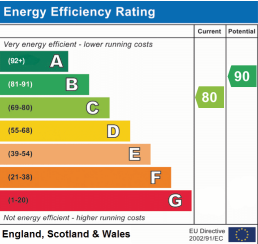
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

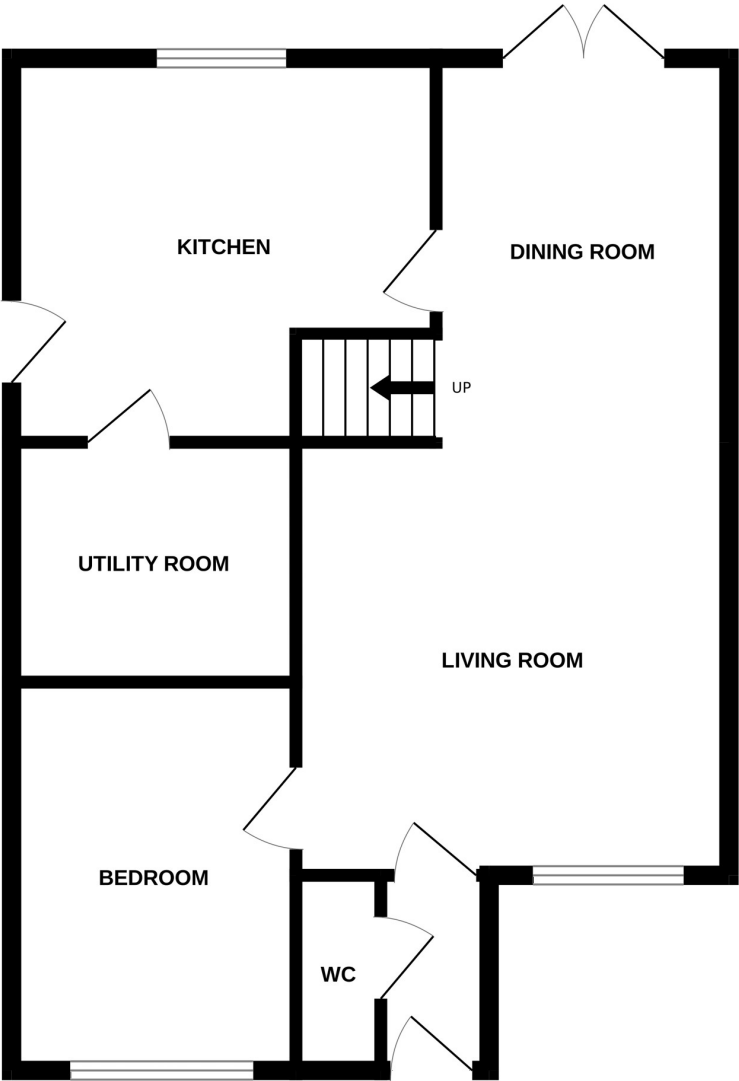
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

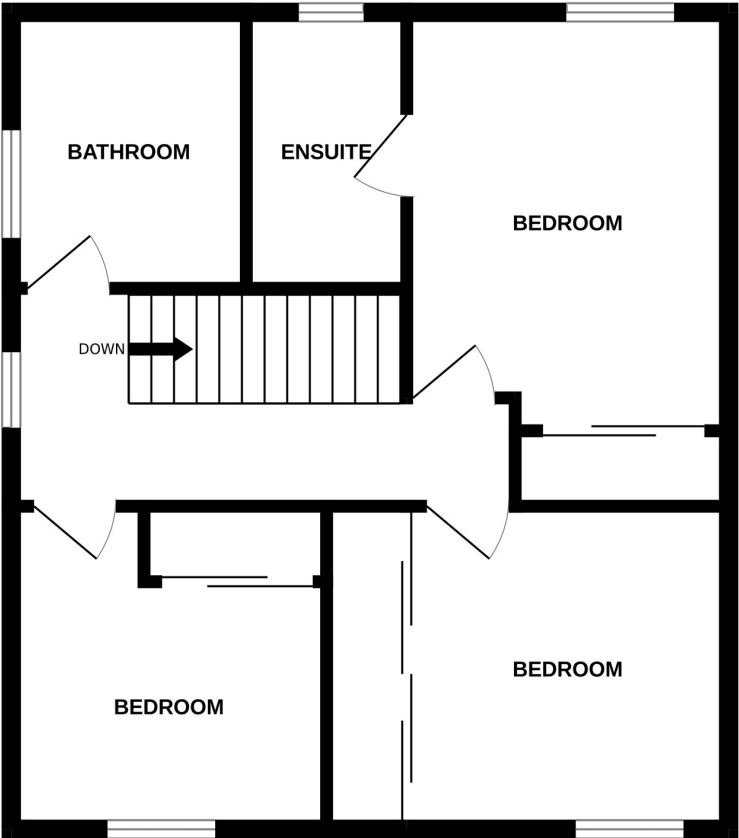
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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