



Offers Over £139,500
13 Young Terrace, Cowdenbeath, Fife, KY4 9LB

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Delmor are delighted to present to the market this semi detached bungalow set in a much sought after location. Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station, connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy. The property briefly comprises of - Side entrance door to the kitchen. Modern kitchen which is open plan to the dining area, with floor and wall mounted units incorporating gas range oven. Integrated dishwasher. Dining area has ample space for dining table and chairs. Storage cupboard. Stairs down to the spacious, bright sitting room with French doors leading to the rear gardens. Inner hallway. Spacious lounge with French door formation. There are two double bedrooms both of which have wall fitted wardrobes. Shower room comprising of shower cubicle, WC and wash hand basin. There is a cellar which has been converted into a utility area. There are mature gardens to the front and rear with driveway to the side allowing for off street parking. The property also benefits from gas central heating and double glazing. Early viewing is a must to fully appreciate the space and layout on offer.

Ground Floor

Kitchen



3.2m x 2.8m (10' 6" x 9' 2")

Dining Area



3.0m x 3.3m (9' 10" x 10' 10")

Sitting Room



2.8m x 4.2m (9' 2" x 13' 9")

Hallway



Shower Room



1.9m x 1.7m (6' 3" x 5' 7")



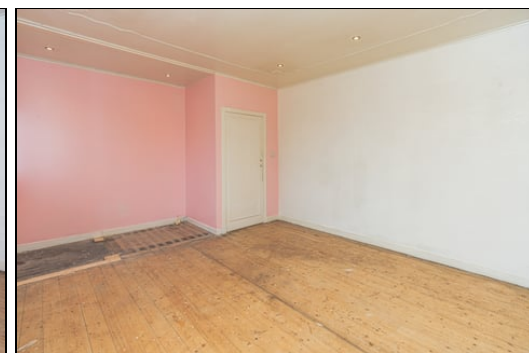
Lounge



5.0m x 4.0m (16' 5" x 13' 1")



Bedroom



4.7m x 3.6m (15' 5" x 11' 10")

Bedroom



4.6m x 2.8m (15' 1" x 9' 2")

Gardens



Extras

All floor coverings. Gas range cooker and integrated dishwasher. Washing machine.



Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

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

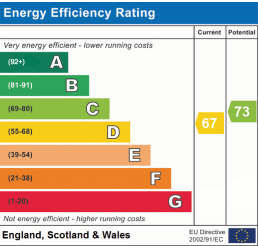
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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

