



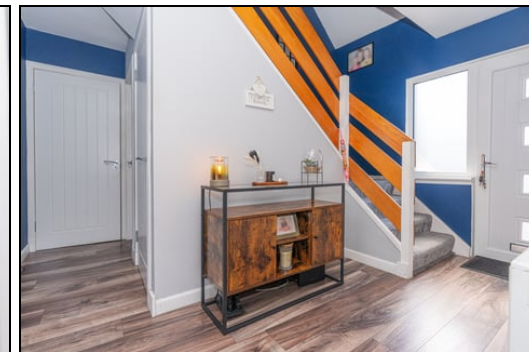
Offers Over £244,500
3 Downfield, Cowdenbeath, Fife, KY4 9JE

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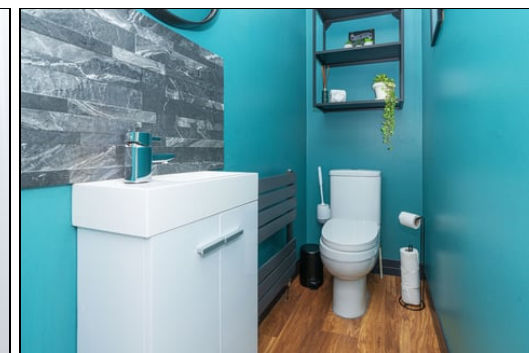
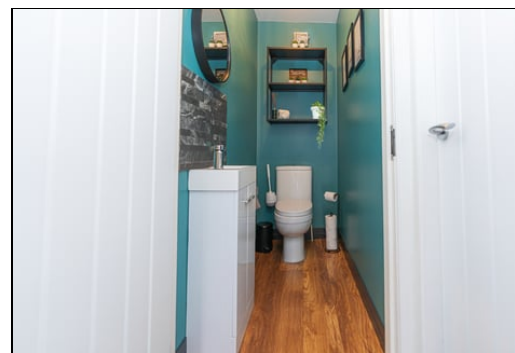
Delmor are delighted to be marketing this beautifully presented detached villa set in a much sought after residential setting. Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational 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 on the ground floor - Welcoming entrance hallway with stairs leading to the first floor and storage cupboard. Downstairs toilet comprising of WC and vanity unit housing the wash hand basin. Bright spacious lounge open plan to the dining room. Modern kitchen with floor and wall mounted units incorporating gas hob with overhead extractor. Wall mounted electric oven. Kickboard lighting. Washing machine. Bedroom/office. First floor has top hallway giving access to three further bedrooms all of which have fitted wardrobes. Storage cupboard. Stunning family bathroom comprising of stand alone bath, WC and wash hand basin. The front gardens are open and mostly laid to lawn with driveway to the side leading to the garage. The rear gardens are fully enclosed and laid to lawn with slabbed patio area. The property also benefits from double glazing and gas central heating. Early viewing is highly recommended on this move in condition home which is a credit to the current owner.

Ground Floor

Entrance Hallway



Downstairs Toilet



2m x 0.8m (6' 7" x 2' 7")

Lounge/Dining Room



3.6m x 7m (11' 10" x 23' 0")



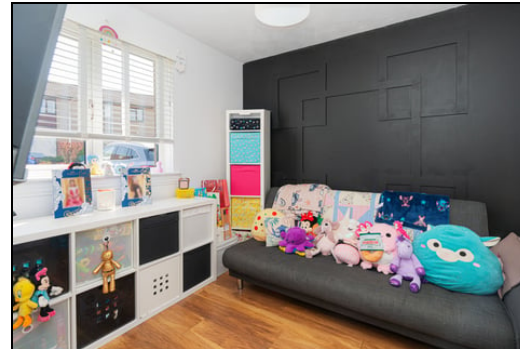
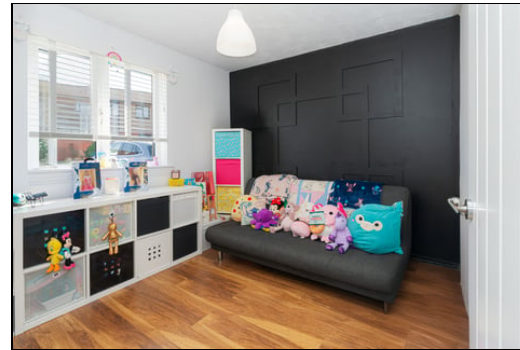
Kitchen



4.2m x 2.4m (13' 9" x 7' 10")



Bedroom/Office



2.9m x 2.9m (9' 6" x 9' 6")

First Floor

Top Hallway



Bedroom



3.4m x 3.2m (11' 2" x 10' 6")



Bedroom



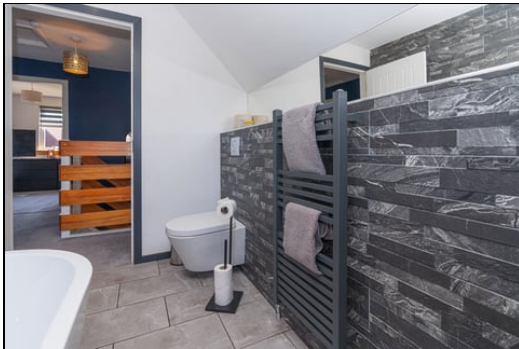
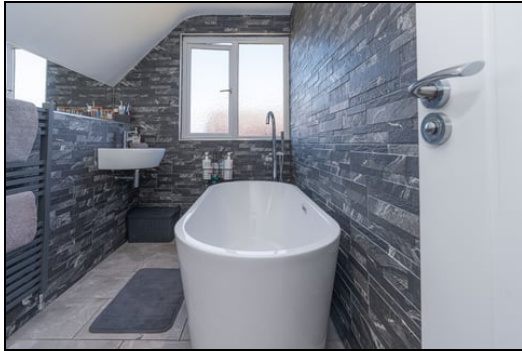
3.4m x 2.9m (11' 2" x 9' 6")

Bedroom



3.3m x 2.4m (10' 10" x 7' 10")

Bathroom



1.8m x 3.8m (5' 11" x 12' 6")

Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor fan. Washing machine.



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

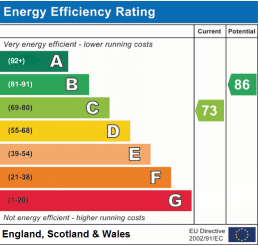
they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

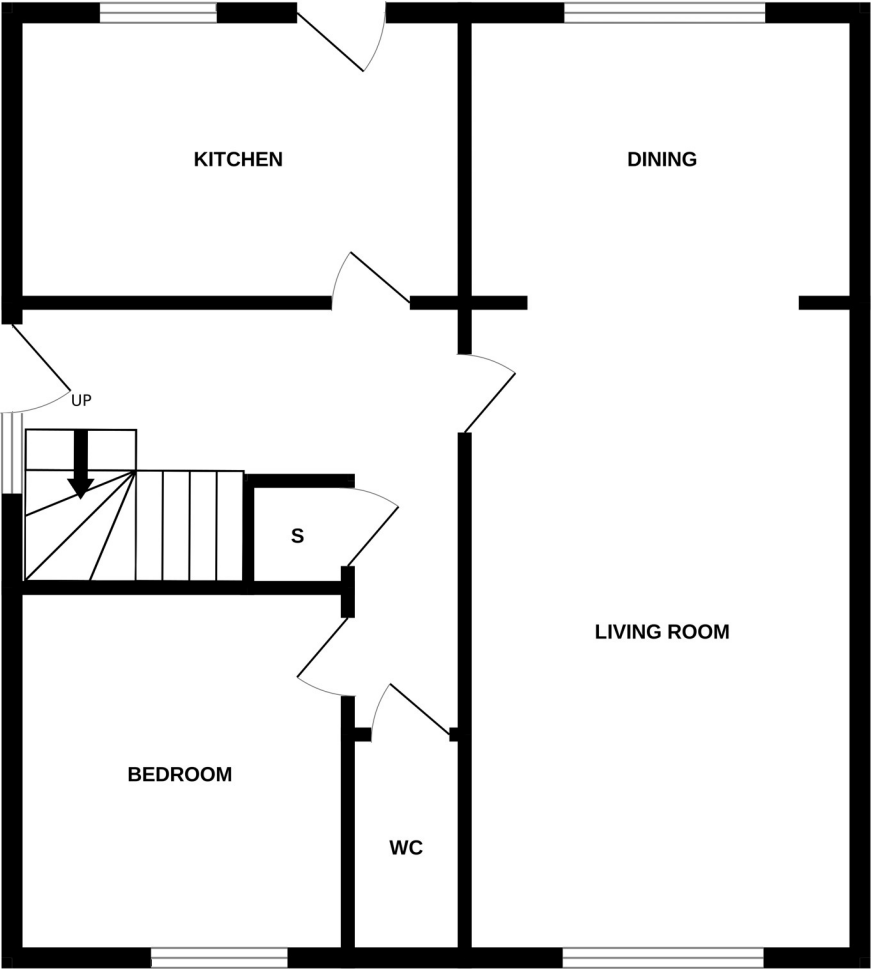
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

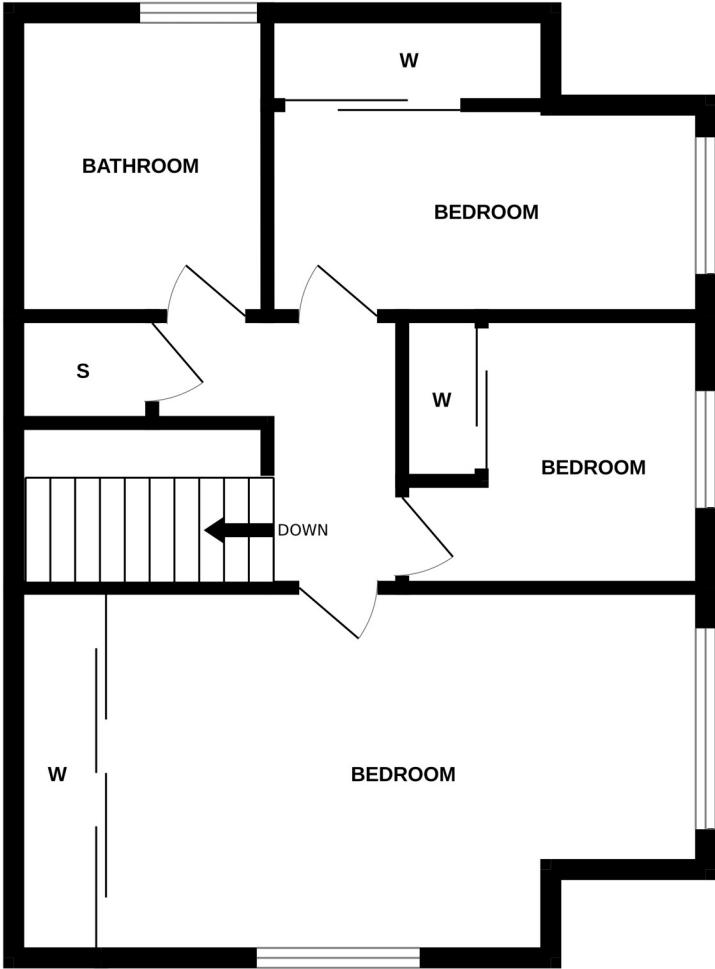
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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