



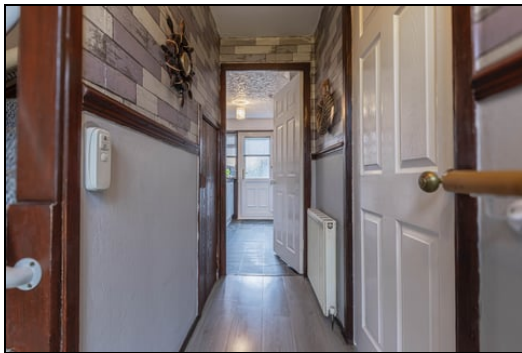
Offers in Region of £120,000
50 Allan Park, Hill of Beath, Cowdenbeath, Fife, KY4 8EA

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Delmor are delighted to present to the market this well presented mid terraced villa set in a popular location. Hill of Beath is close to all local amenities including shopping and schooling. There are also close links to a train station and the A92 for the commuter. The accommodation briefly comprises of on the ground floor - Entrance door through to the hallway with stairs leading to the first floor. Spacious lounge with patio doors leading to the sun room. Sun room overlooking the rear gardens. Modern kitchen with floor and wall mounted units incorporating electric hob with electric oven below and overhead extractor fan. Integrated fridge/freezer. First floor has top hallway with two double bedrooms both of which have fitted wardrobes. Modern shower room comprising of double shower cubicle, wash hand basin and WC. The front gardens are open. The rear gardens are enclosed and all mono blocked. There is a summerhouse and garden shed. 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.

Ground Floor

Entrance Hallway



Lounge



5.74m x 3.60m (18' 10" x 11' 10")



Sun Room

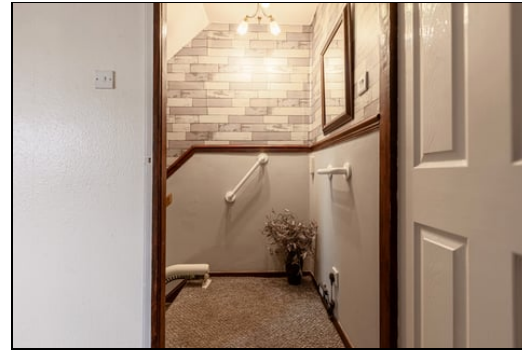


3.74m x 3.07m (12' 3" x 10' 1")



Kitchen

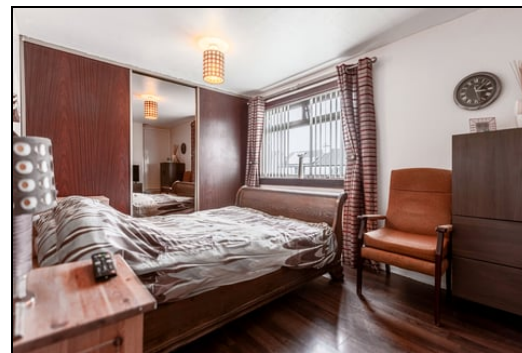
Top Hallway



3.05m x 2.44m (10' 0" x 8' 0")

First Floor

Bedroom



2.96m x 5.27m (9' 9" x 17' 3")



Bedroom



2.90m x 4.18m (9' 6" x 13' 9")



Shower Room



1.75m x 1.96m (5' 9" x 6' 5")

Gardens



Extras

All floor coverings. Electric hob, oven and extractor fan. Integrated fridge/freezer. Summer house and 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

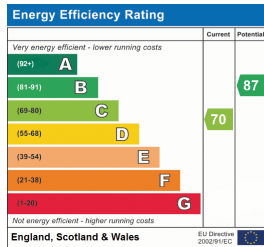
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

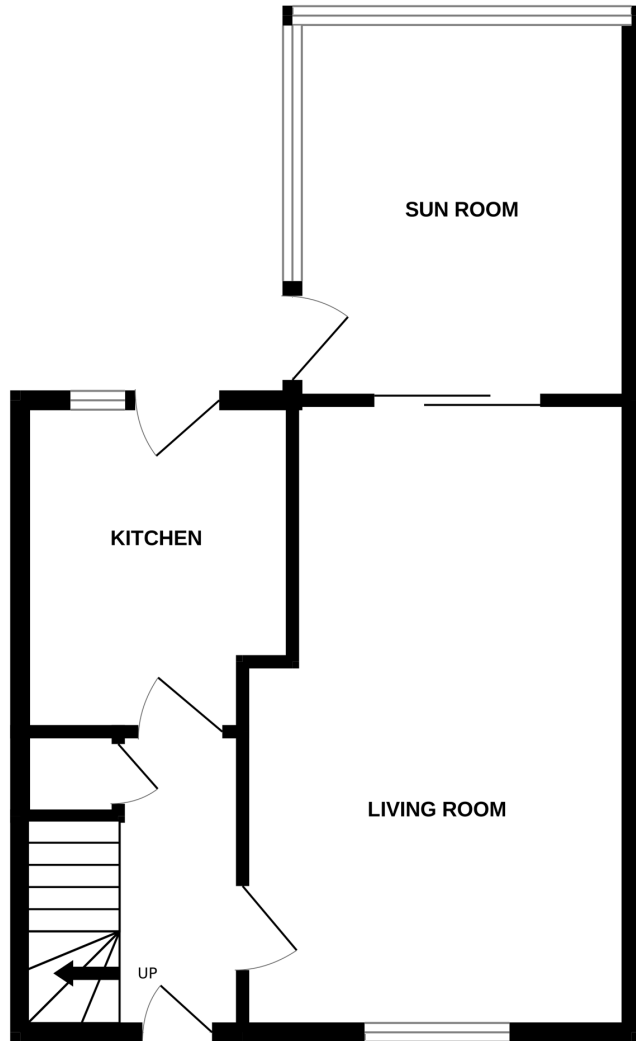
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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

