



**Offers Over £64,500**  
**31 Bridge Street, Cowdenbeath, Fife, KY4 8NW**

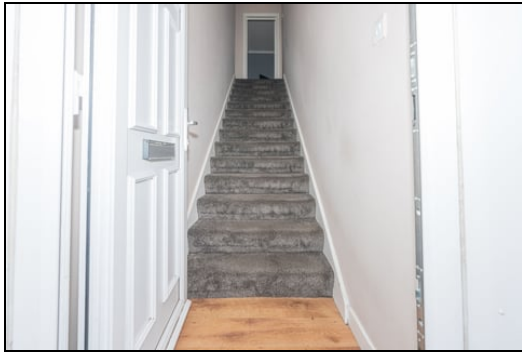


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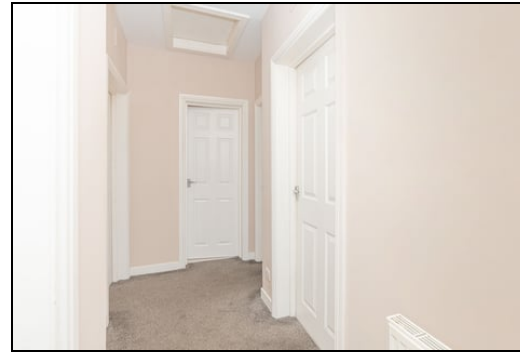
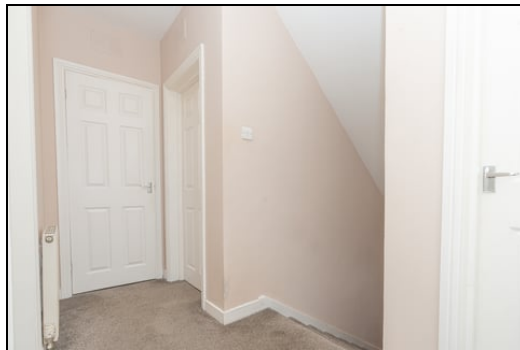
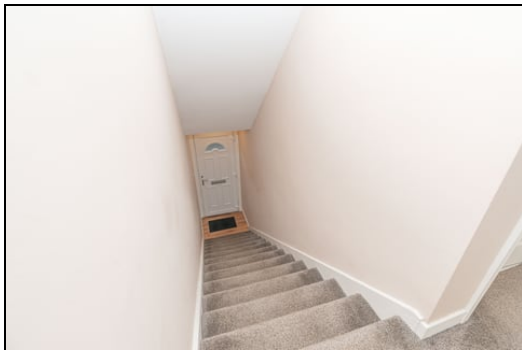
Delmor are delighted to present to the market this first floor flat set in a popular location close to all local amenities. Cowdenbeath has a great range of amenities including shopping, schooling and newly refurbished leisure centre. There is a train station and close links to the A92 making it an ideal base for the commuter. The property briefly comprises of - Internal stairs leading to the hallway. Hallway with storage cupboard. Spacious lounge with fire surround. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Space for small table and chairs. Two double bedrooms. Bathroom comprising of bath with overhead shower and screen, WC and wash hand basin. There are gardens to the rear which are mostly 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, would ideally suit the first time buyer or buy to let.

## Ground Floor

### Internal Stairs



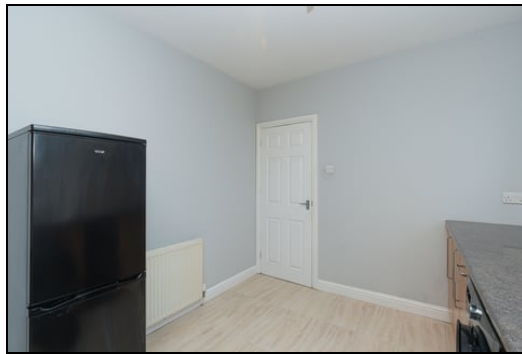
### Entrance Hallway



### Lounge



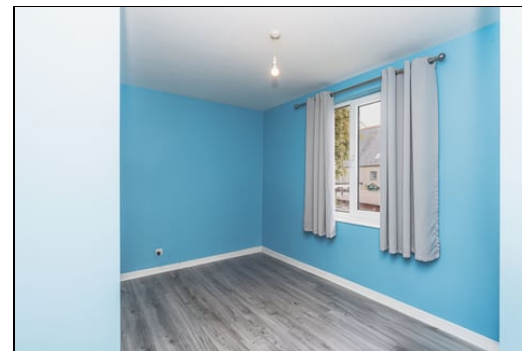
**Kitchen**



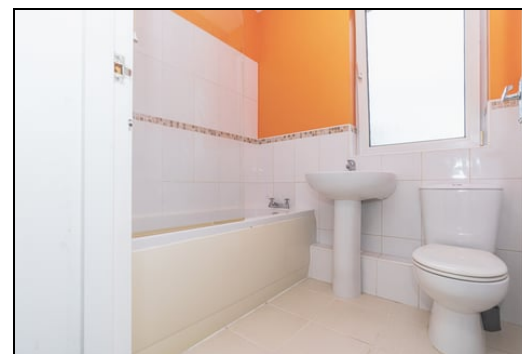
**Bedroom**



**Bedroom**



**Bathroom**



Gardens



Extras

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

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.

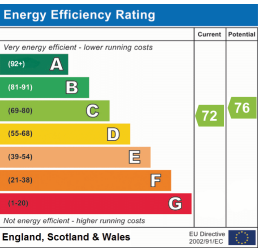
MORTGAGE & FINANCIAL ADVICE

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.

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# FIRST FLOOR

