



Offers Over £189,500
11 Leuchatsbeath Drive, Cowdenbeath, Fife, KY4 9SE

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Delmor are delighted to be marketing this beautifully presented semi detached villa set in a much sought after location close to all local shopping. Cowdenbeath has a great range of amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 for the commuter. The property briefly consists of on the ground floor - Entrance hallway with stairs leading to the first floor and under stair storage. Downstairs toilet comprising of wash hand basin and WC. Bright spacious lounge/dining room with French doors leading to the rear gardens. Ample space for dining table and chairs. Modern kitchen with floor and wall mounted units incorporating induction hob, wall mounted oven and combi oven/microwave. integrated fridge/freezer, dishwasher and washing machine. The first floor has top hallway giving access to three double bedrooms. Modern family bathroom comprising of bath with overhead shower and screen, WC and vanity unit housing the wash hand basin. The front gardens are open and mostly laid to lawn. The rear gardens are enclosed and are tiered with lawned and decked areas. There is a single garage. The property also benefits from gas central heating, double glazing and oak finishings. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance Hallway



Downstairs Toilet



2.06m x 1.17m (6' 9" x 3' 10")

Lounge/Dining Room



6.79m x 3.71m (22' 3" x 12' 2")

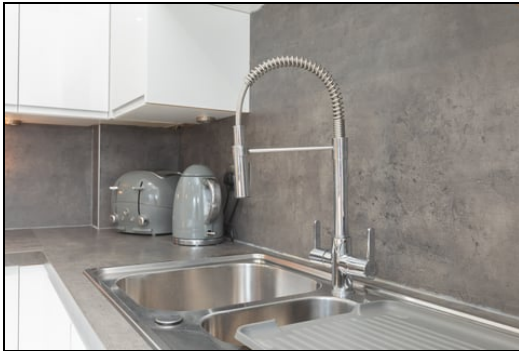


Kitchen

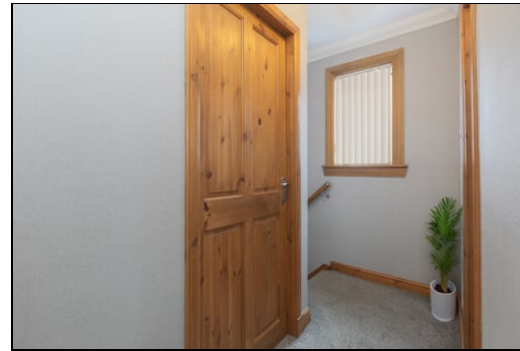


3.27m x 2.45m (10' 9" x 8' 0")

First Floor



Top Hallway



Bedroom



3.42m x 2.63m (11' 3" x 8' 8")



Bedroom



Bathroom



4.06m x 2.46m (13' 4" x 8' 1")

Bedroom



3.30m x 2.24m (10' 10" x 7' 4")



2.6m x 1.58m (8' 6" x 5' 2")

Gardens



Extras

All floor coverings. Induction hob, oven and combi oven/microwave. Integrated fridge/freezer, dishwasher and 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

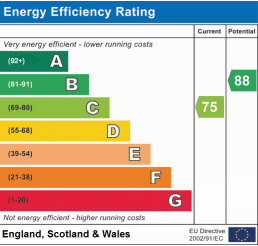
they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

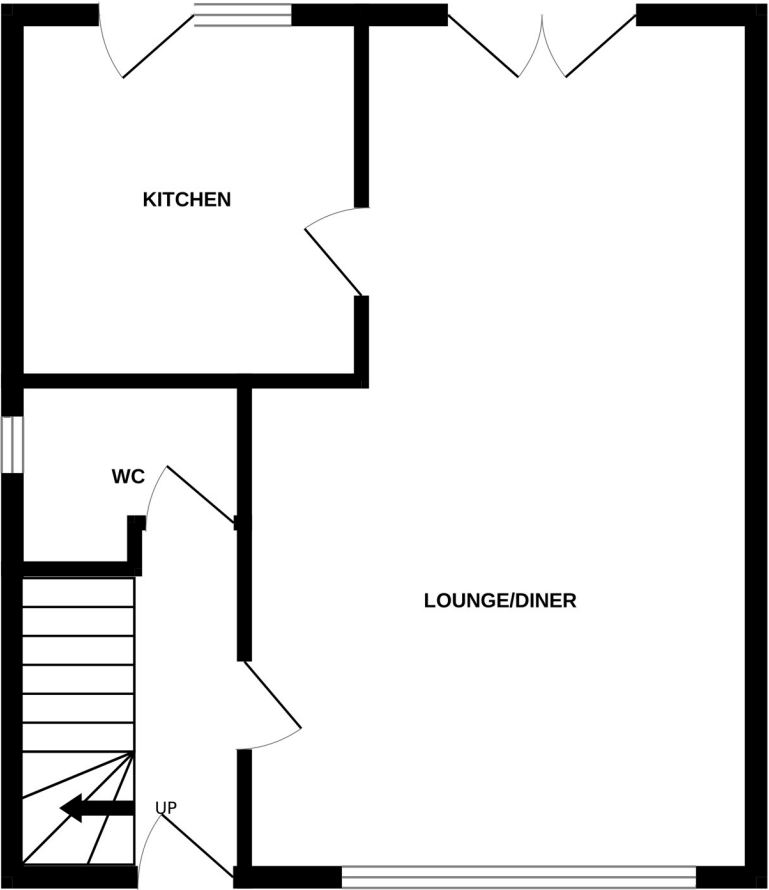
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

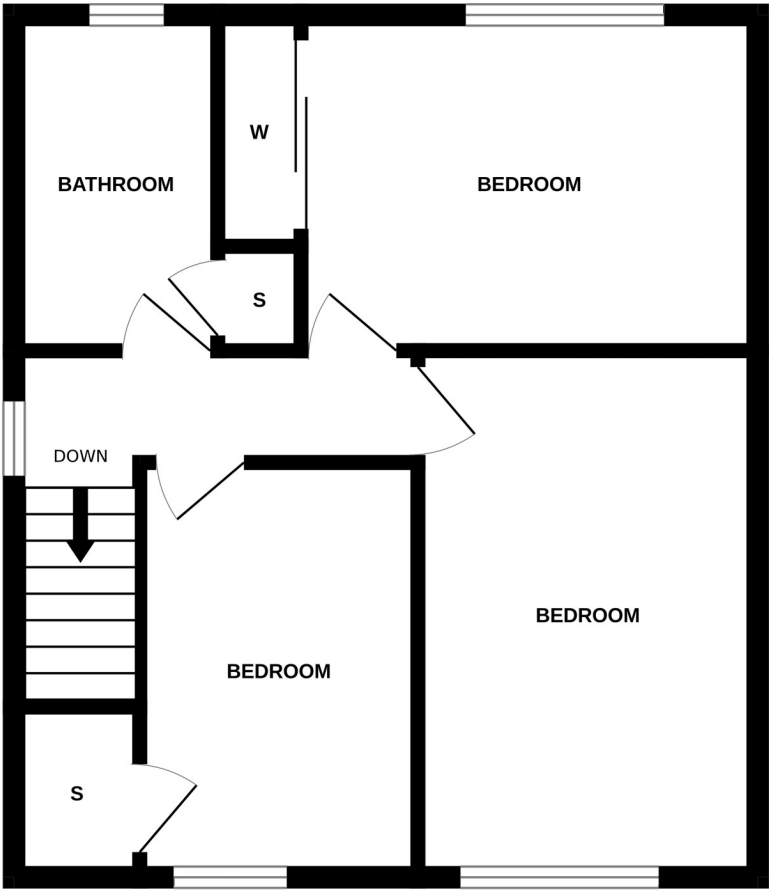
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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