



Offers Over £319,950  
20 Acorn Road, Cowdenbeath, Fife, KY4 9BS

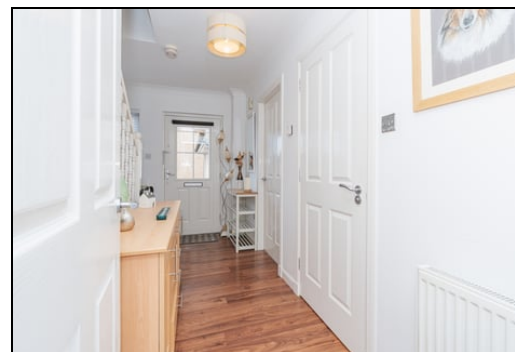


# 20 Acorn Road, Cowdenbeath, Fife, KY4 9BS

Delmor are delighted to present to the market this beautifully presented detached villa set on a large corner plot within a residential estate built by Bellway. Cowdenbeath has a host of amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 for the commuter. Entrance door through to the spacious hallway with stairs leading to the first floor. Under stair storage. Radiator. Lounge with front facing bay window. Radiator. Bedroom 5 is a double with side facing window. Wall to wall fitted wardrobes. Laminate flooring and radiator. Presently utilised as an office. Downstairs WC comprising of vanity unit housing the wash hand basin and WC. Full sized mirror. Laminate flooring. Wall tiling to half height. Towel radiator. Spacious dining kitchen/family room fitted with modern floor and wall mounted units incorporating breakfast area with gas hob, electric oven below and overhead extractor fan. Splashback tiling. Integrated fridge/freezer and dishwasher. Separate dining area with ample space for table and chairs. Family area with feature wall fire. 2 rear facing windows. Laminate flooring. 2 radiators. French doors leading to the garden. Utility room with plumbing for washing machine. Space for tumble dryer. Stainless steel sink. Laminate flooring. Side door to the garden. First floor with storage cupboard. Hatch to the attic space. Radiator. Master bedroom is a spacious double with front facing bay window formation. Mirrored wardrobes. Radiator. En suite comprising of shower cubicle. Vanity unit housing the wash hand basin. WC. Partially tiled walls. Laminate flooring. Glazed window to the front. Radiator. Bedroom 2 is also a spacious double with front facing window. Wall to wall wardrobes. Radiator. Jack and Jill ensuite comprising of shower cubicle. Vanity unit housing the wash hand basin. WC. Towel radiator. Partially tiled walls. Tiled floor. Glazed window to the rear. Bedroom 3 is a double with rear facing window. Storage cupboard and radiator. Bedroom 4 with fitted wardrobes and radiator. Bathroom with white suite comprising of bath with shower mixer tap. Vanity unit housing the wash hand basin. WC. Walls are tiled to half height. Full mirror. Towel radiator. Glazed window to the rear. There is a mono blocked driveway leading to the double garage with power and light. The garden is on a large corner plot and is mostly laid to lawn with patio area. 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 within this family sized home which is a credit to the current owners.

## Ground Floor

### Entrance Hallway



### Lounge



5.0m x 3.4m (16' 5" x 11' 2")

## Kitchen/Dining/Family Room



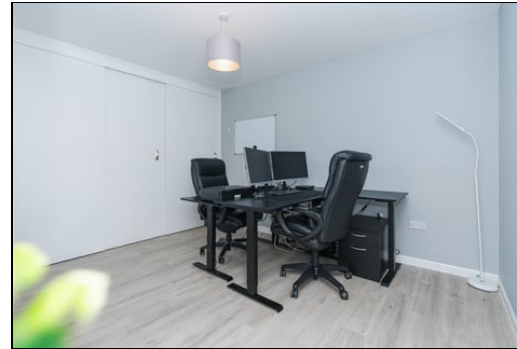
8.8m x 3.0m (28' 10" x 9' 10")

## Utility Room



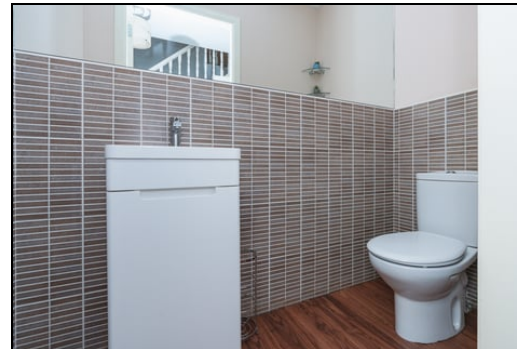
2.2m x 1.9m (7' 3" x 6' 3")

## Bedroom 5



3.8m x 3.0m (12' 6" x 9' 10")

## Cloakroom WC



2.0m x 0.9m (6' 7" x 2' 11")

## First Floor



**Top Hallway**



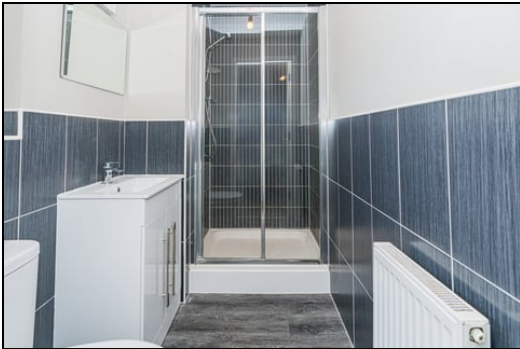
**Master Bedroom**



3.4m x 4.1m (11' 2" x 13' 5")



**En suite**



2.5m x 1.9m (8' 2" x 6' 3")

**Bedroom 2**



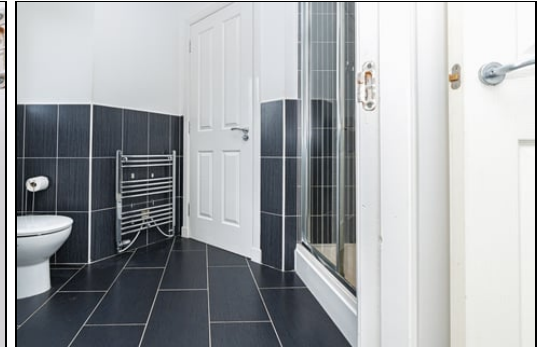
2.9m x 5.1m (9' 6" x 16' 9")



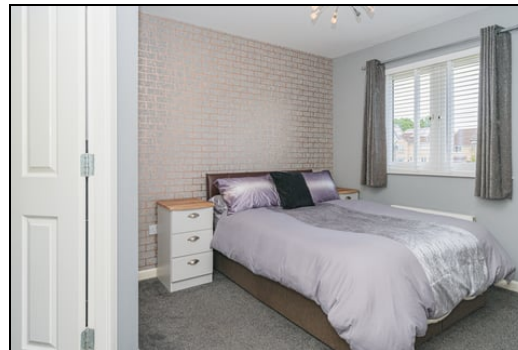
**Jack and Jill en suite**



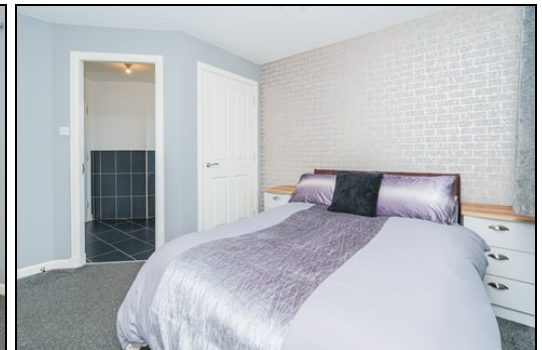
2.1m x 2.9m (6' 11" x 9' 6")



**Bedroom 3**



3.5m x 3.6m (11' 6" x 11' 10")





## Bedroom 4



3.3m x 2.2m (10' 10" x 7' 3")

## Bathroom



2.1m x 2.1m (6' 11" x 6' 11")

## Garden



Extras

All floor coverings and light fittings. Gas hob, electric oven and extractor fan. Integrated fridge/freezer and dishwasher.

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

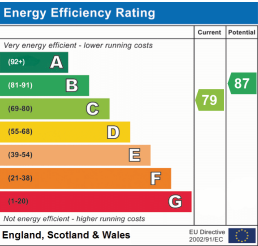
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

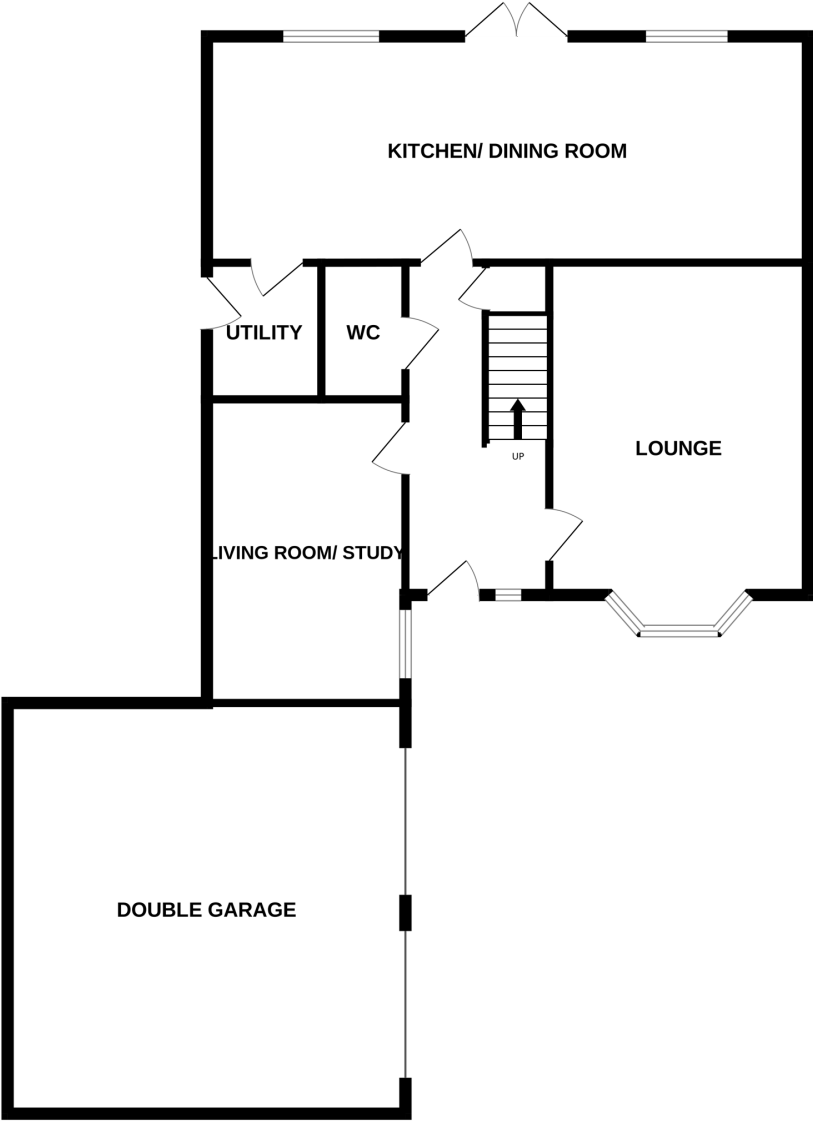
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

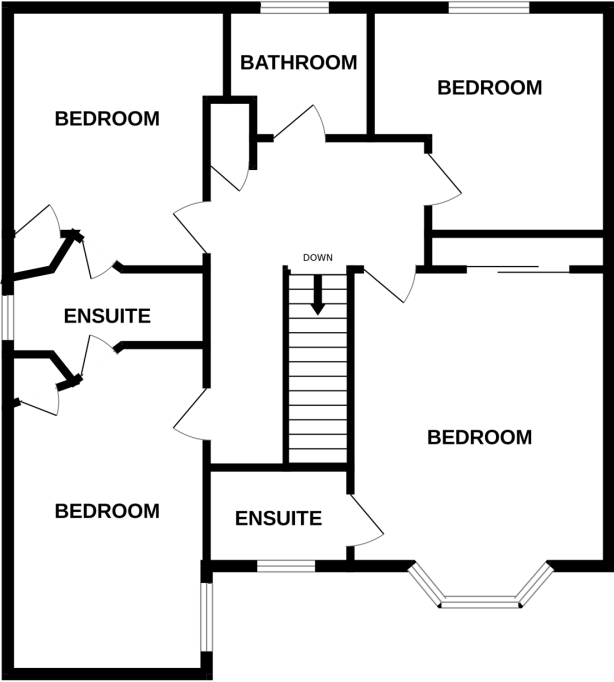
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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