



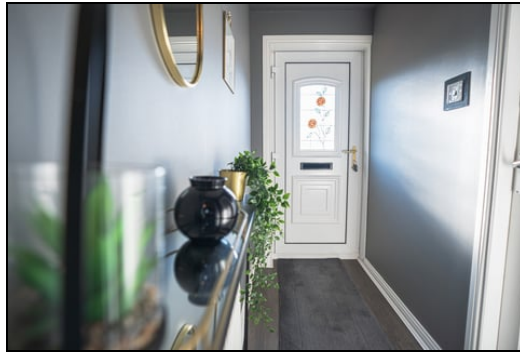
Offers Over £174,500
109 Union Street, Cowdenbeath, Fife, KY4 9SA

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Delmor are delighted to bring this well presented, spacious three bed semi detached villa to the market. 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, on the ground floor - Entrance vestibule leading into the hallway with stairs leading to the upper floor, under stair storage. Downstairs WC. Spacious well presented lounge with feature wall and modern electric fire. Utility room with space for appliances. Modern kitchen with floor and wall mounted units incorporating integrated gas hob, wall mounted electric oven and fridge/freezer. Ample space for dining table and chairs. Sitting room with French doors to the rear gardens. The upper level has a top landing leading to three double bedrooms all of which have fitted wardrobes. Modern bathroom comprising of bath with overhead shower and screen. Vanity unit housing the WC and wash hand basin. There is a large monoblock driveway to the front of the property providing off street parking and leading to the garage. There is an enclosed walled garden to the rear of the property, with a turfed and slabbed areas. 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 move in condition property.

Ground Floor

Entrance hallway



Lounge



4.3m x 4.8m (14' 1" x 15' 9")

Downstairs toilet



2.14m x 0.87m (7' 0" x 2' 10")

Utility Room



1.67m x 2.24m (5' 6" x 7' 4")

Kitchen



4.2m x 2.5m (13' 9" x 8' 2")



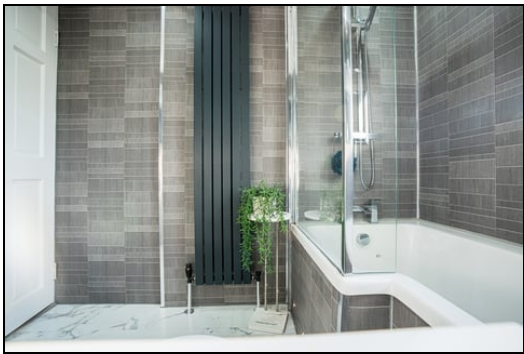
Sitting Room



3.47m x 2.86m (11' 5" x 9' 5")

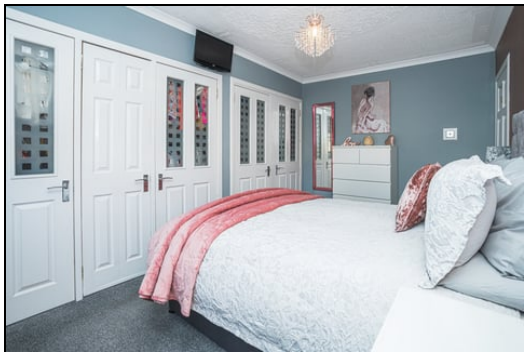
FIRST FLOOR

Bathroom



2.10m x 2.13m (6' 11" x 7' 0")

Bedroom



4.3m x 2.7m (14' 1" x 8' 10")



Bedroom



2.6m x 3.6m (8' 6" x 11' 10")



Bedroom



3.9m x 3.3m (12' 10" x 10' 10")



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

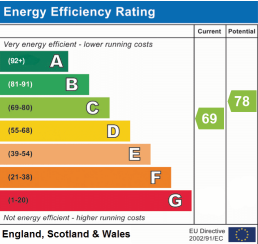
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

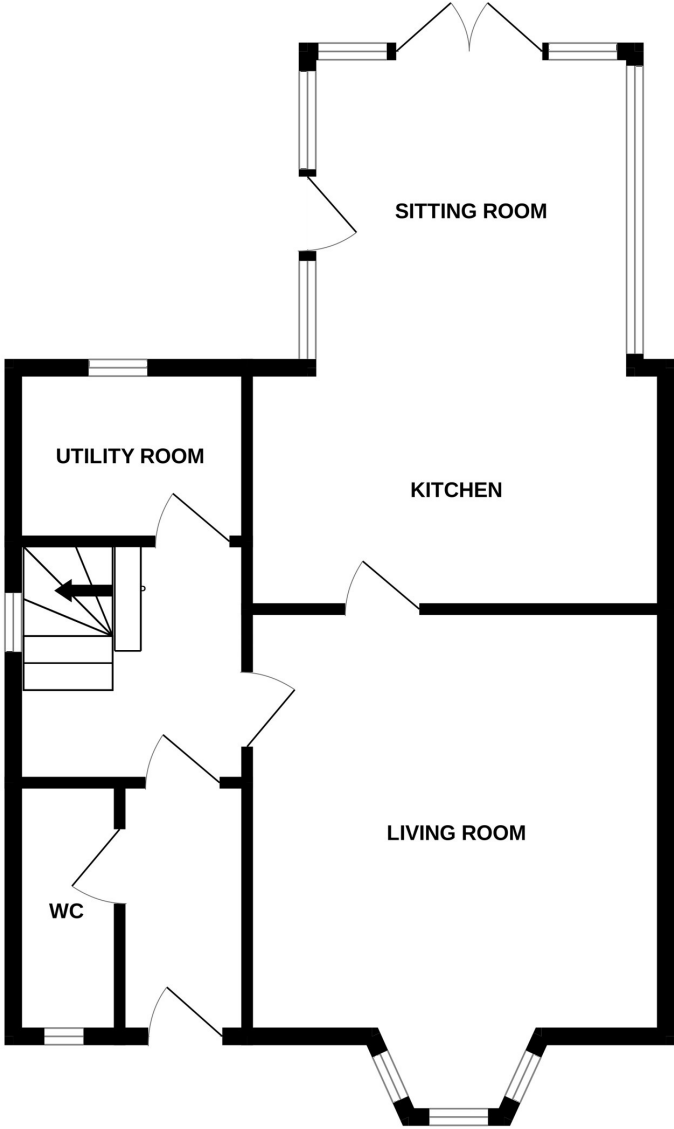
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

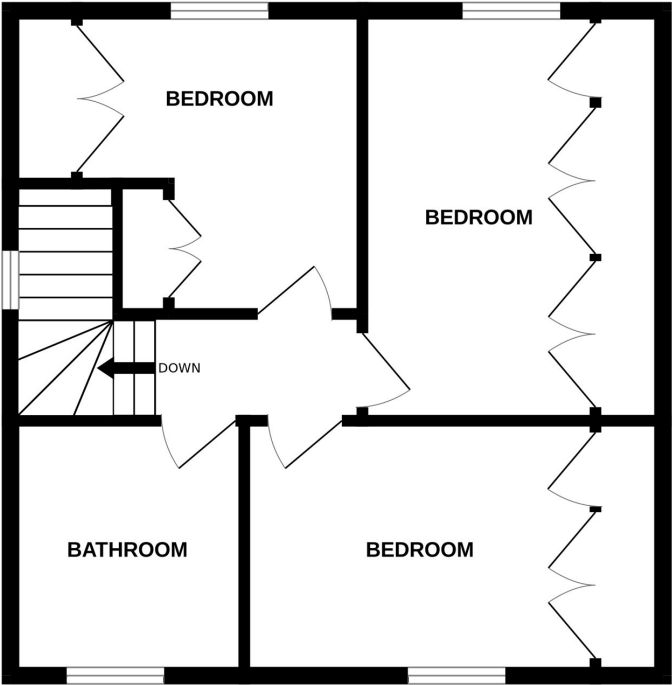
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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