



**Offers Over £159,500**  
**105 Union Street, Cowdenbeath, Fife, KY4 9SA**

# 105 Union Street, Cowdenbeath, Fife, KY4 9SA

Delmor are delighted to be marketing this extended beautifully presented family home set in a much sought after location. 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. The property briefly comprises of on the ground floor - Entrance door through to welcoming hallway with stairs leading to the first floor. Bright lounge with modern fire surround with electric fire. Modern kitchen which is open plan to the dining room fitted with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. American style fridge/freezer. Dining room has ample space for dining table and chairs. French doors leading to the rear gardens. Modern bathroom comprising of bath with overhead shower and screen. Wash hand basin and WC. First floor gives access to three double bedrooms. Shower room comprising of modern walk in shower cubicle, wash hand basin and WC. The front gardens are enclosed with mono block driveway which has parking for several vehicles. The rear gardens are also enclosed with patio and decked areas, the perfect entertaining space. Garden shed and summerhouse. 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 home.

## Ground Floor

### Entrance Hallway



### Lounge



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

### Kitchen/Dining Room



3.64m x 3.38m (11' 11" x 11' 1")



## Bathroom



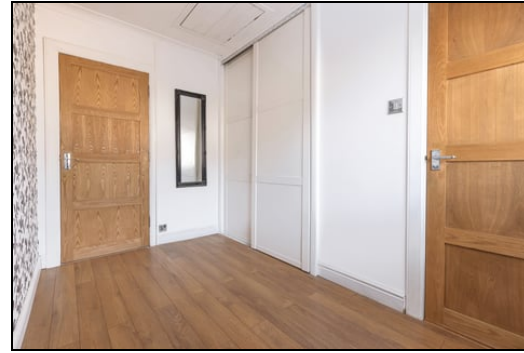
2.2m x 1.8m (7' 3" x 5' 11")

## First Floor

### Bedroom



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



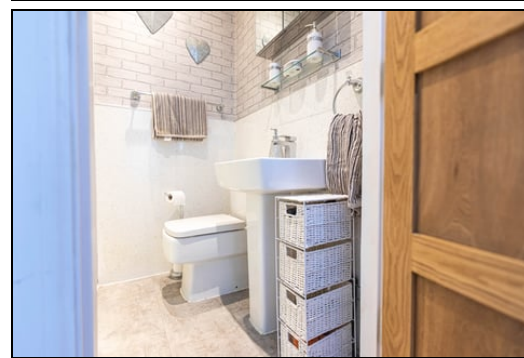
Bedroom

Shower Room



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

Bedroom



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

## Gardens



## Extras

All floor coverings. Electric hob, oven and extractor fan. American style fridge/freezer. Garden shed and summerhouse.

## 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.



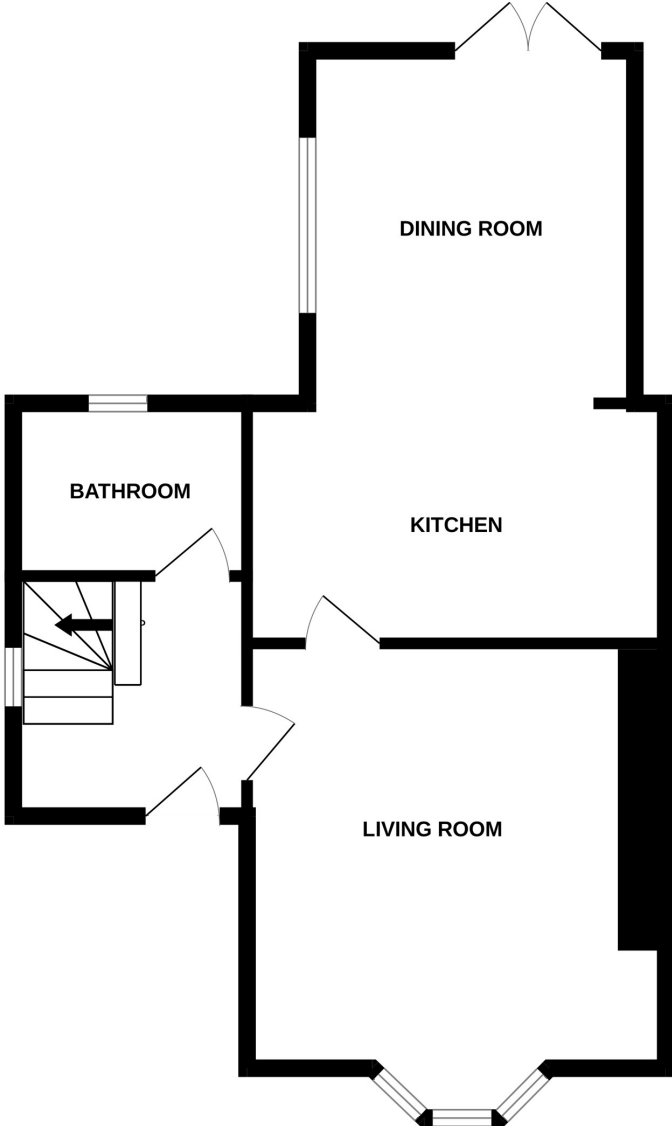
## **MORTGAGE & FINANCIAL ADVICE**

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.

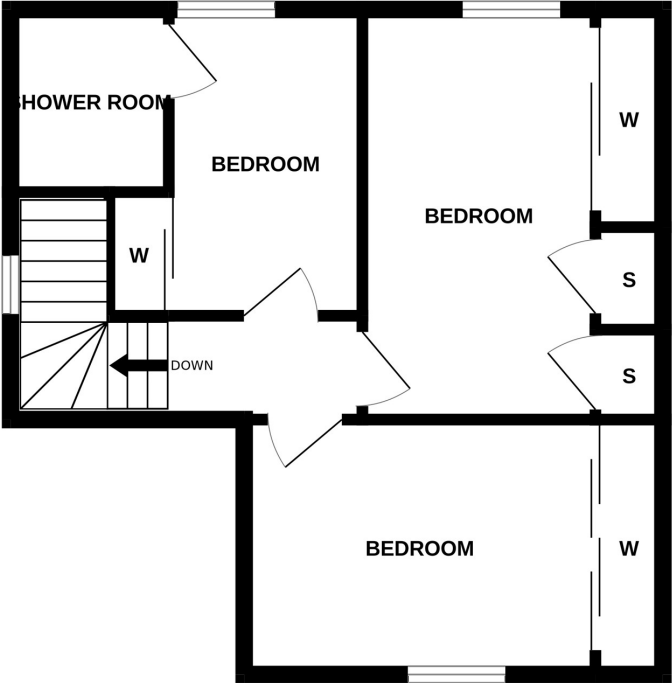
## **FREE VALUATION**

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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