



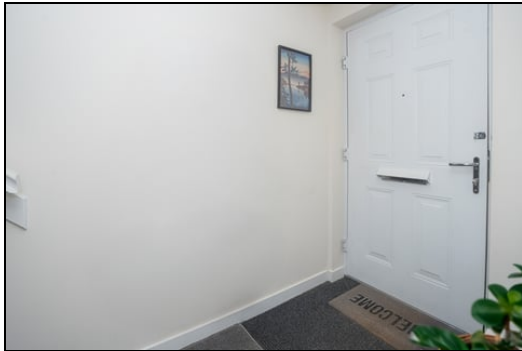
Offers Over £174,500
28 Elm Park, Hill of Beath, Cowdenbeath, Fife, KY4 8FA

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Delmor are delighted to be marketing this well presented mid terraced villa set in a much sought after location. Hill of Beath is a well-regarded village location, within easy reach of shops, schools and transport links for commuting across Fife and towards Edinburgh. The City of Dunfermline is also close by with a great range of amenities including Duloch Leisure Park and Halbeath Park and Ride. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor. Bright lounge with storage cupboard. Modern dining kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. French doors leading to the rear garden. Ample space for dining table and chairs. Utility room with units matching the kitchen. Downstairs WC. The first floor has top hallway giving access to two double bedrooms. Modern bathroom comprising of bath with overhead shower and screen, WC and vanity unit housing the wash hand basin. The garden to the front is open. There is also a private parking space. The gardens to the rear are enclosed and laid to lawn with decked patio area. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition property.

Ground Floor

Entrance Hallway



Lounge



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

Dining Kitchen



3.3m x 3.1m (10' 10" x 10' 2")

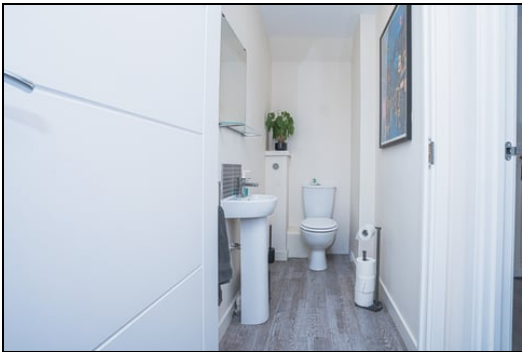


Utility Room



1.2m x 1.3m (3' 11" x 4' 3")

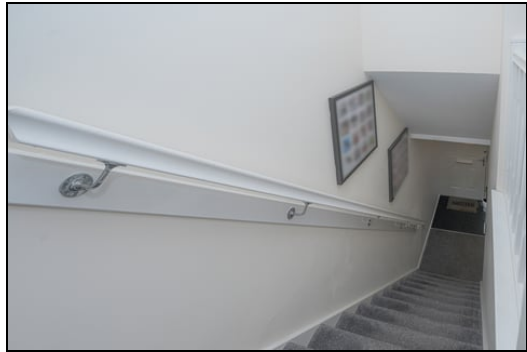
Downstairs WC



2.0m x 1.0m (6' 7" x 3' 3")

First Floor

Top Hallway



Bedroom



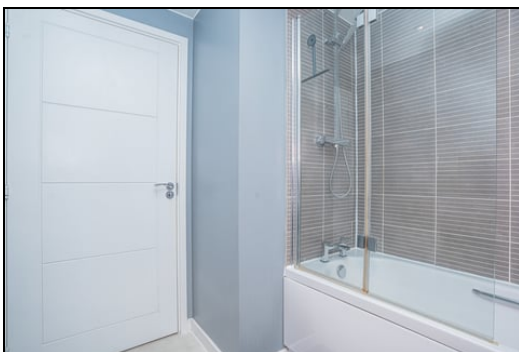
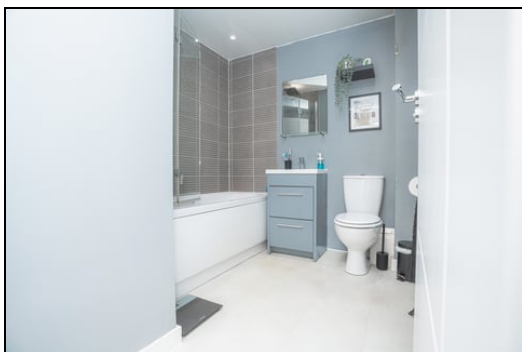
3.9m x 2.8m (12' 10" x 9' 2")

Bedroom



4.0m x 2.3m (13' 1" x 7' 7")

Bathroom



2.4m x 2.0m (7' 10" x 6' 7")

Gardens





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

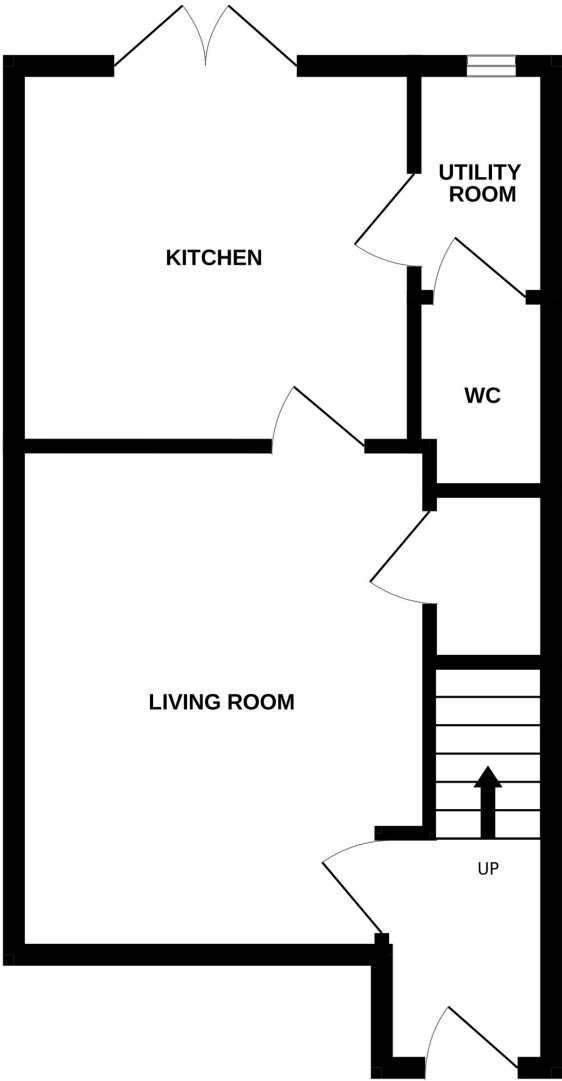
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

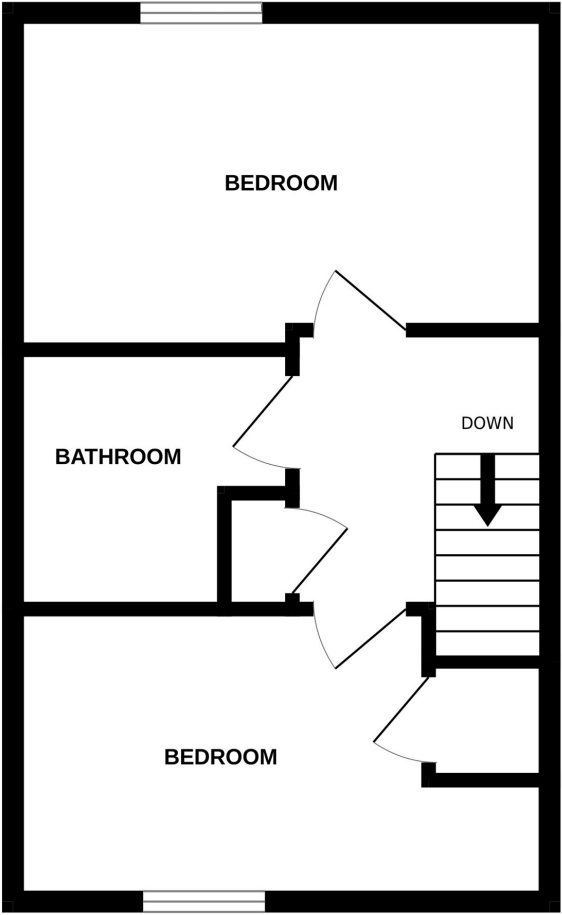
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	81	86
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Mid energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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