



Offers Over £69,500
15 Marshall Street, Cowdenbeath, Fife, KY4 8NS

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Delmor are delighted to be marketing this beautifully presented first floor flat set in a much sought after location close to all local amenities including bus route. Cowdenbeath has a great range of facilities 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 - Entrance door to the internal staircase. Hallway with storage cupboards. Bright lounge with storage cupboard. Modern kitchen with floor and wall mounted units incorporating electric slot in cooker and washing machine. Modern bathroom comprising of bath, WC and wash hand basin. Spacious double bedroom with fitted wardrobes. There is a gardens to the front and rear which are mostly laid to lawn. The property also benefits from gas central heating and double glazing. Early viewing is essential of this move in condition property which is a credit to the current owner.

Ground Floor

Entrance



First Floor

Hallway



Lounge



4.29m x 3.73m (14' 1" x 12' 3")

Kitchen



3.10m x 2.74m (10' 2" x 9' 0")

Bathroom



2.57m x 1.91m (8' 5" x 6' 3")

Bedroom



3.68m x 2.74m (12' 1" x 9' 0")

Gardens



Extras

All floor coverings and blinds. TV, TV unit, coffee table, living room unit and under TV unit, washing machine and fridge.

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

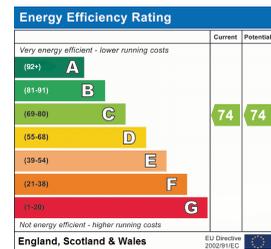
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.

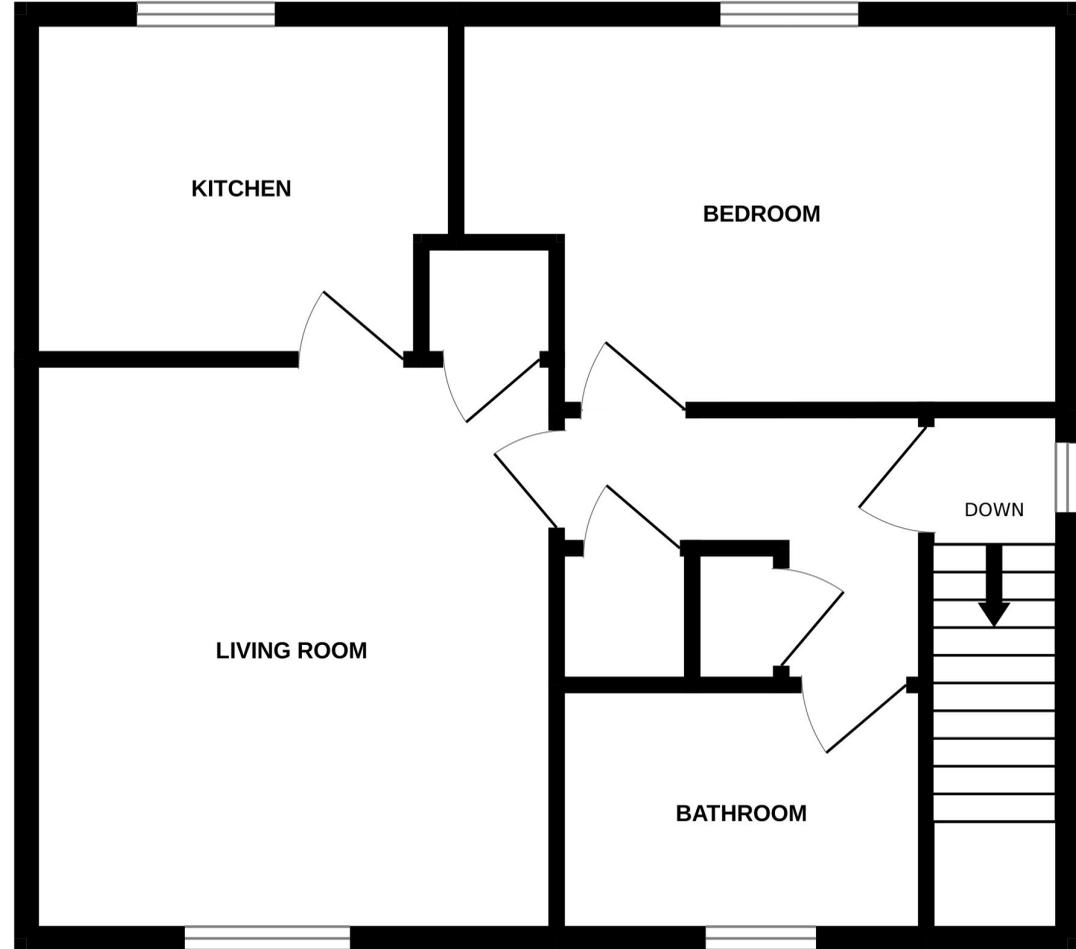
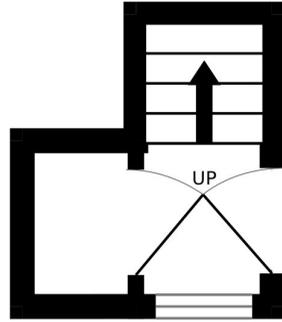
FREE VALUATION

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

FIRST 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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