



**FIXED PRICE £75,000**  
**4 Hill Street, Cowdenbeath, Fife, KY4 9AY**

# 4 Hill Street, Cowdenbeath, Fife, KY4 9AY

FIXED PRICE - £15,000 BELOW HOME REPORT VALUATION Delmor are pleased to present to the market this end terraced cottage in a central location with scope for an attic conversion. 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 to the hallway with laminate flooring and radiator. Spacious bedroom with double aspect windows to front and side. Storage cupboard. 2 radiators. Shower room comprising of double shower cubicle. Wash hand basin. WC. Front facing window. Radiator. Good sized lounge with window to the side. Gas fire. 2 radiators. Dining area. Kitchen with floor units. Gas cooker. Storage cupboard. Large gardens and bin storage to the side. The property benefits from gas central heating and double glazing and requires some upgrading. Early viewing is highly recommended on this rarely available cottage.

## Ground Floor

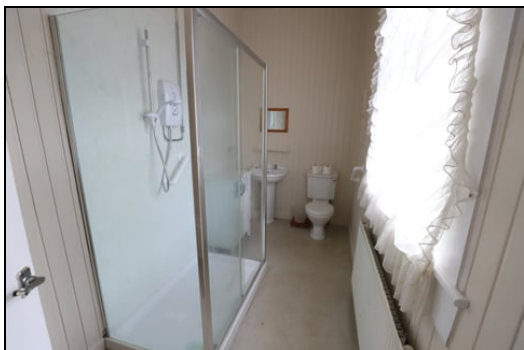
### Entrance Hallway

### Bedroom



5.0m x 4.0m (16' 5" x 13' 1")

### Shower Room



3.9m x 1.7m (12' 10" x 5' 7")

### Lounge



5.0m x 3.0m (16' 5" x 9' 10")



### Dining Area



### Kitchen



2.8m x 2.6m (9' 2" x 8' 6")



**Gardens**



**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.

