



Offers Over £154,500
6 Hill Street, Cowdenbeath, Fife, KY4 9AY

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Delmor are delighted to present to the market this mid terraced cottage set in a central location close to all local amenities. Cowdenbeath has a great range of facilities including shopping, schooling and leisure centre. There is a train station, bus route and close links to the A92 for the commuter. The property briefly comprises of, on the ground floor - Entrance vestibule through to the spacious bright lounge. Modern kitchen with floor and wall mounted units incorporating electric hob with overhead extractor fan and wall mounted electric oven. Washing machine. Space for small table and chairs. Stairs leading to the first floor. There are two double bedrooms. The first floor has top hallway giving access to three further bedrooms. Family bathroom with four piece suite comprising of corner shower cubicle, WC, bath and vanity unit housing the wash hand basin. Wall mounted cupboard. There are gardens to the rear. 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.

Ground Floor

Entrance Vestibule

Lounge



5.18m x 3.12m (17' 0" x 10' 3")

Kitchen



3.71m x 2.51m (12' 2" x 8' 3")

Downstairs WC

2.11m x 1.04m (6' 11" x 3' 5")

Rear Hall

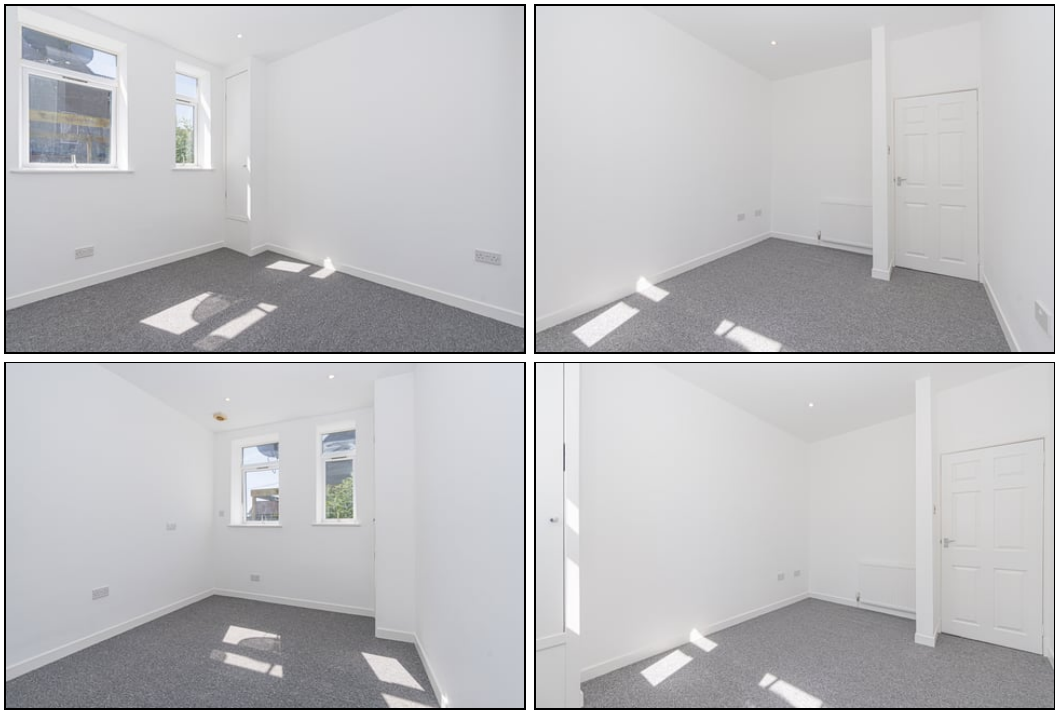


Bedroom



4.95m x 3.10m (16' 3" x 10' 2")

Bedroom

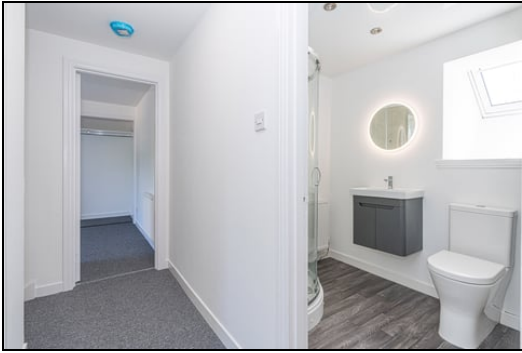


3.56m x 2.79m (11' 8" x 9' 2")

First Floor

Top Hallway





Bedroom



4.06m x 2.49m (13' 4" x 8' 2")

Bedroom



4.14m x 2.34m (13' 7" x 7' 8")

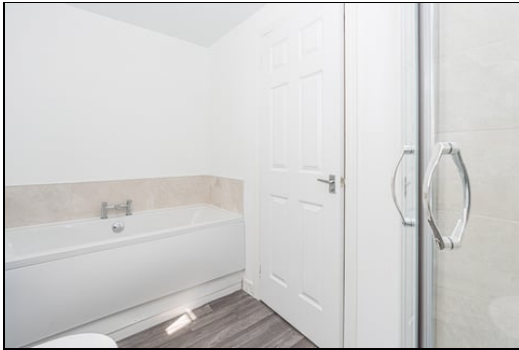
Bedroom



3.12m x 2.21m (10' 3" x 7' 3")

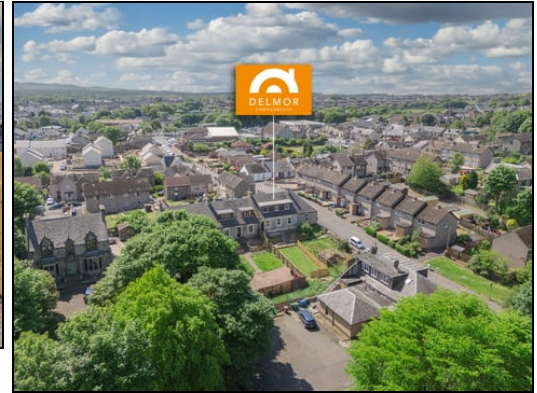


Bathroom



2.90m x 1.68m (9' 6" x 5' 6")

Gardens



Extras

All floor coverings. Electric hob, oven and extractor fan. Washing machine.

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.

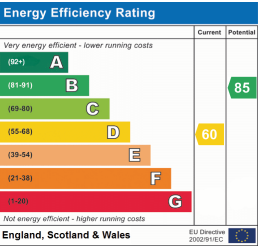
MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute

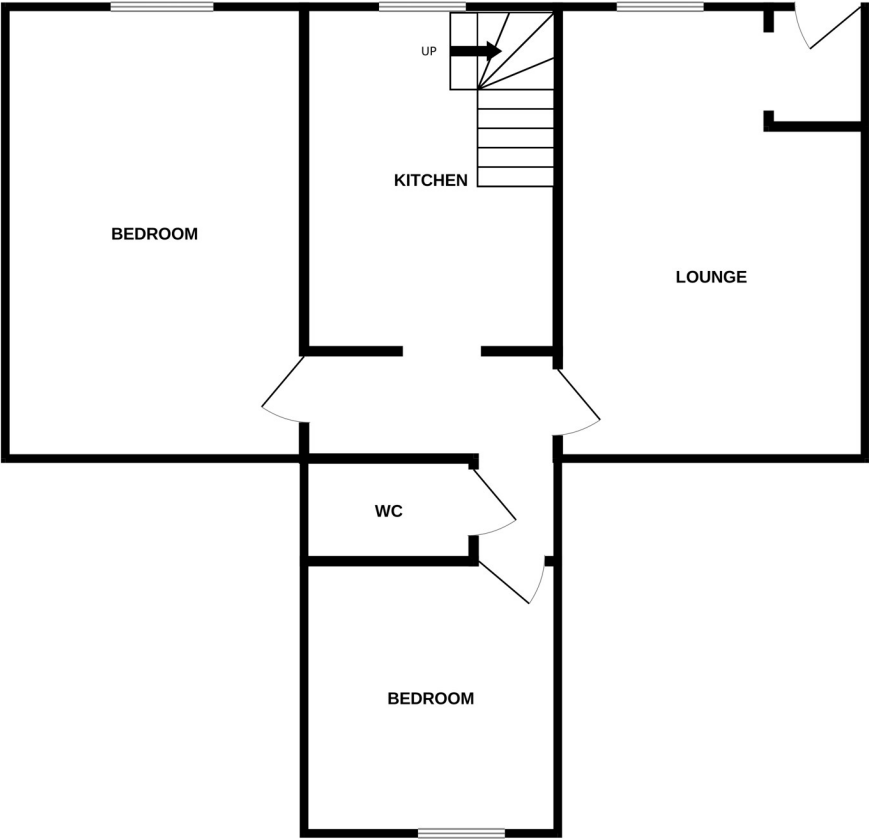
information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status.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

FREE VALUATION

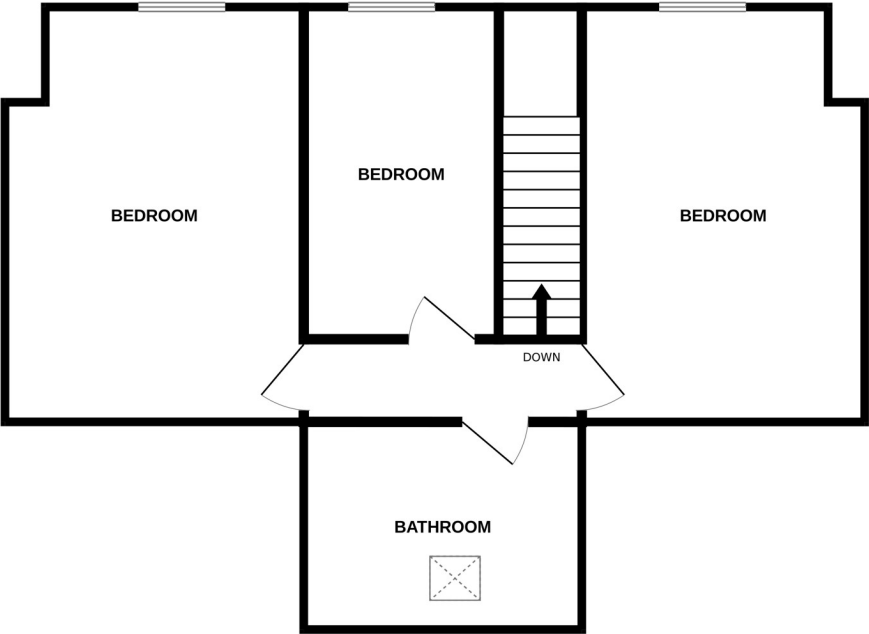
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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