



**Offers Over £294,500**  
**295 Perth Road, Cowdenbeath, Fife, KY4 9EY**



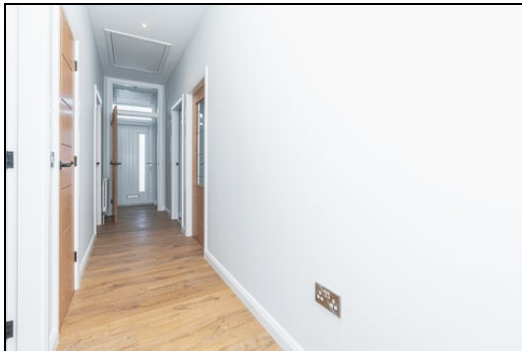
# 295 Perth Road, Cowdenbeath, Fife, KY4 9EY

Delmor are delighted to present to the market this detached bungalow which has been developed to a high standard making a spacious family home with quality finishings throughout. Cowdenbeath has a great range of amenities including shopping, schooling and newly refurbished leisure facilities. There is a train station and close links to the A92 making it an ideal base for the commuter. The property briefly comprises of - Entrance vestibule through to the welcoming hallway. Lounge giving access to the kitchen/dining room, and French doors leading to the garden. Kitchen/dining room is fitted with modern floor and wall mounted units incorporating gas hob with overhead extractor fan, wall mounted electric oven, integrated fridge/freezer, washing machine and dishwasher. Velux window with remote control providing ample natural light. French doors leading to the garden. Ample space for dining table and chairs. Modern family bathroom with four piece suite comprising of bath, WC, vanity unit housing the wash hand basin and separate shower cubicle. Master bedroom is a double with fitted wardrobes. En suite comprising of shower cubicle, WC and wash hand basin. There are three further double bedrooms which all have fitted wardrobes. There is a floored attic. There are gardens to the front and side which are all low maintenance. The garden to the side has been sown with grass seed. There is a large driveway to the rear allowing parking for several vehicles and can be accessed through electric gates (still to be fitted). The property also benefits from gas central heating, double glazing, oak doors and solar panels. Early viewing is a must on this truly move in condition property which is a credit to the current owner.

## Room Details

### Entrance Vestibule

### Hallway

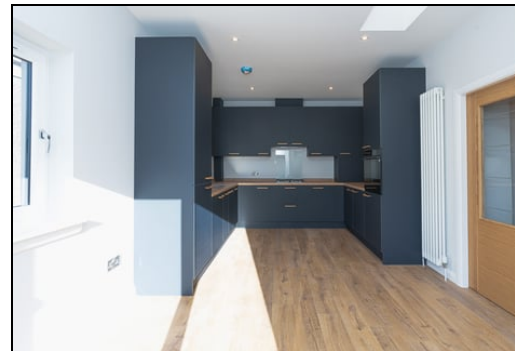


### Lounge

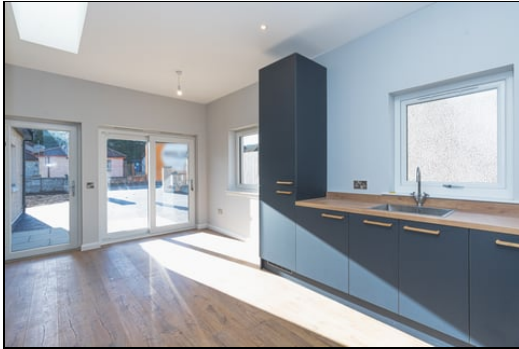
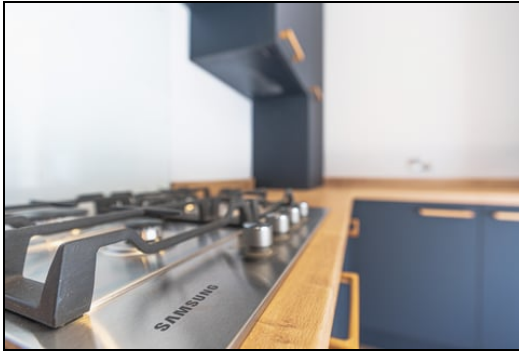


4.3m x 4.5m (14' 1" x 14' 9")

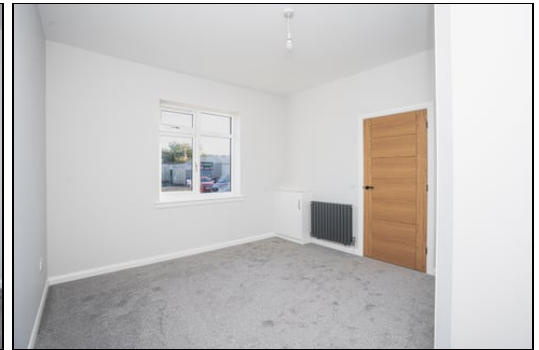
### Kitchen/Dining Room



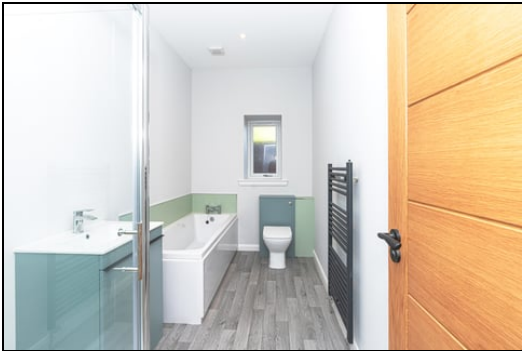
5.5m x 3.2m (18' 1" x 10' 6")



## Master Bedroom



## Bathroom

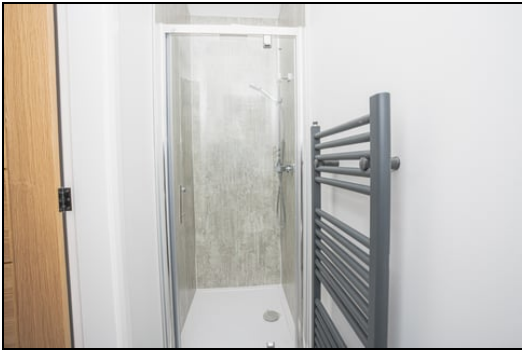


4.2m x 1.8m (13' 9" x 5' 11")



3.7m x 3.9m (12' 2" x 12' 10")

En Suite



1.1m x 2.7m (3' 7" x 8' 10")

Bedroom



4.7m x 2.7m (15' 5" x 8' 10")

Bedroom



3.9m x 3.9m (12' 10" x 12' 10")

Bedroom

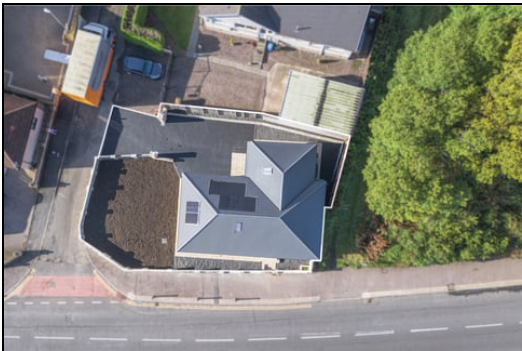


3.0m x 3.8m (9' 10" x 12' 6")





Gardens



Extras

All floor coverings. Gas hob, extractor fan, integrated fridge/freezer, washing machine and dishwasher.

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

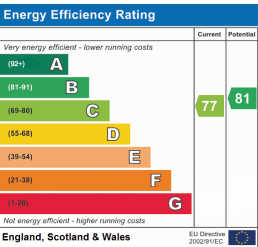
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

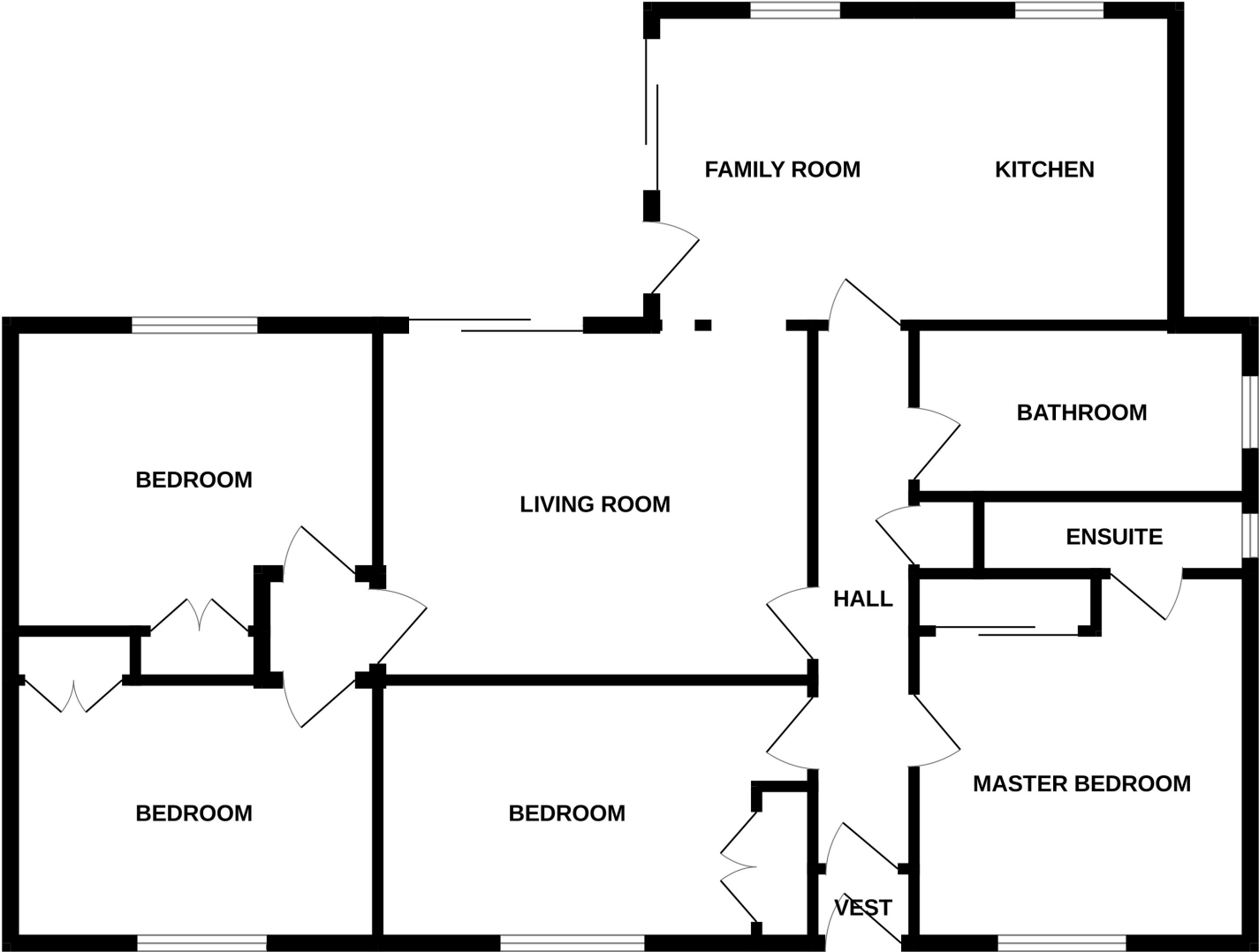
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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



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.  
Made with Metropix ©2025