



Offers Over £134,500
10 Weir Avenue, Cowdenbeath, Fife, KY4 9NX

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Delmor are delighted to bring to the market this well presented semi detached villa set in a much sought after location. Cowdenbeath has a great range of amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 for the commuter. The property briefly consists of on the ground floor - Bright welcoming entrance hallway with stairs leading to the first floor. Spacious lounge with double aspect windows to the front and rear. Ample space for dining table and chairs. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Breakfast bar area and storage cupboard. The top 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 front gardens are laid to lawn with driveway to the side leading to the garage. Ample space for off street parking. Ther gardens to the rear are immaculate and laid to lawn with patio area. 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 within this move in condition property which is a credit to the current owner.

Ground Floor

Entrance Hallway

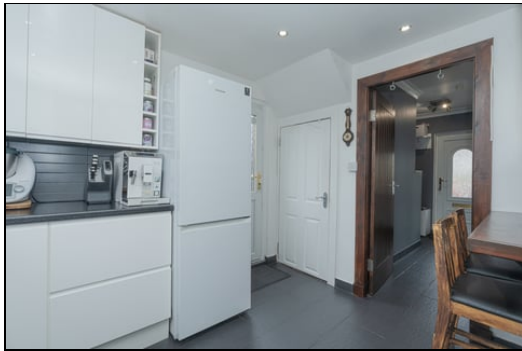


Lounge/Dining Room



6.57m x 3.19m (21' 7" x 10' 6")

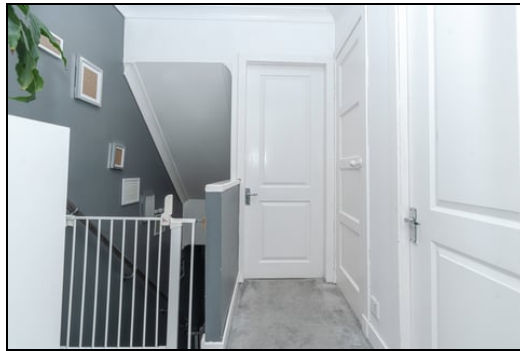
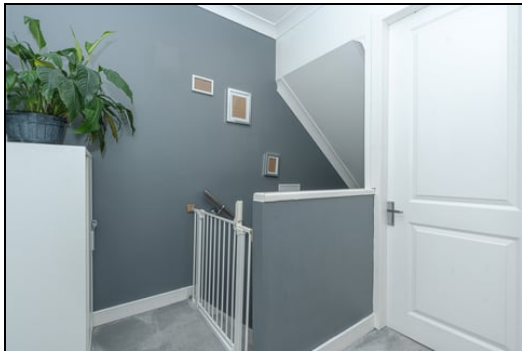
Kitchen



3.21m x 3.13m (10' 6" x 10' 3")

First Floor

Top Hallway



Bedroom



4.75m x 3.0m (15' 7" x 9' 10")

Bedroom



3.22m x 2.98m (10' 7" x 9' 9")

Bathroom



2.49m x 1.50m (8' 2" x 4' 11")

Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor fan.



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

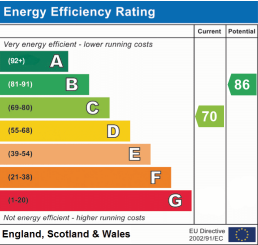
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

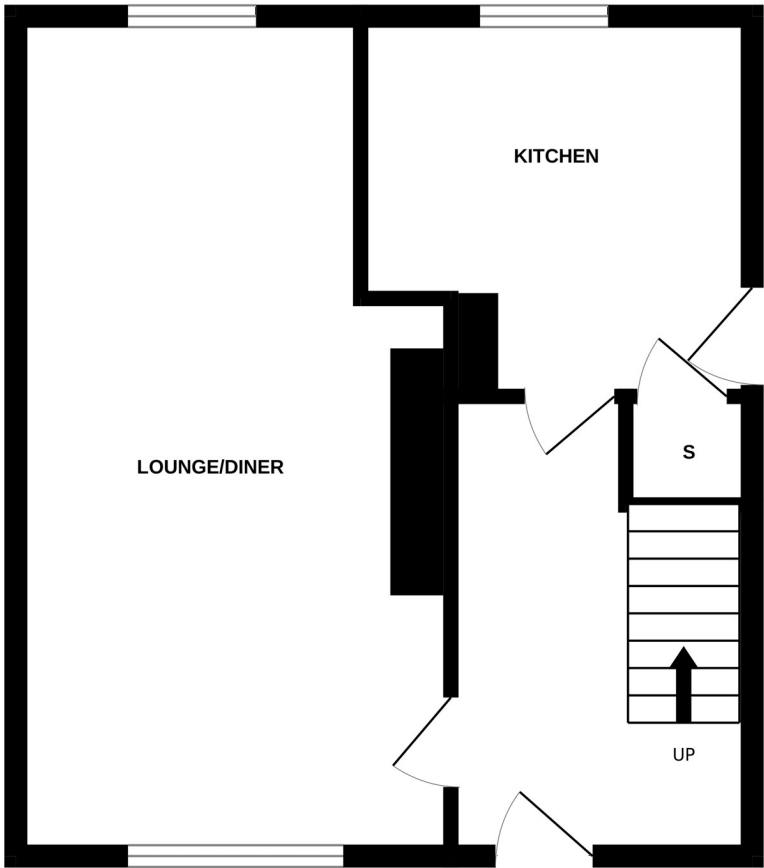
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

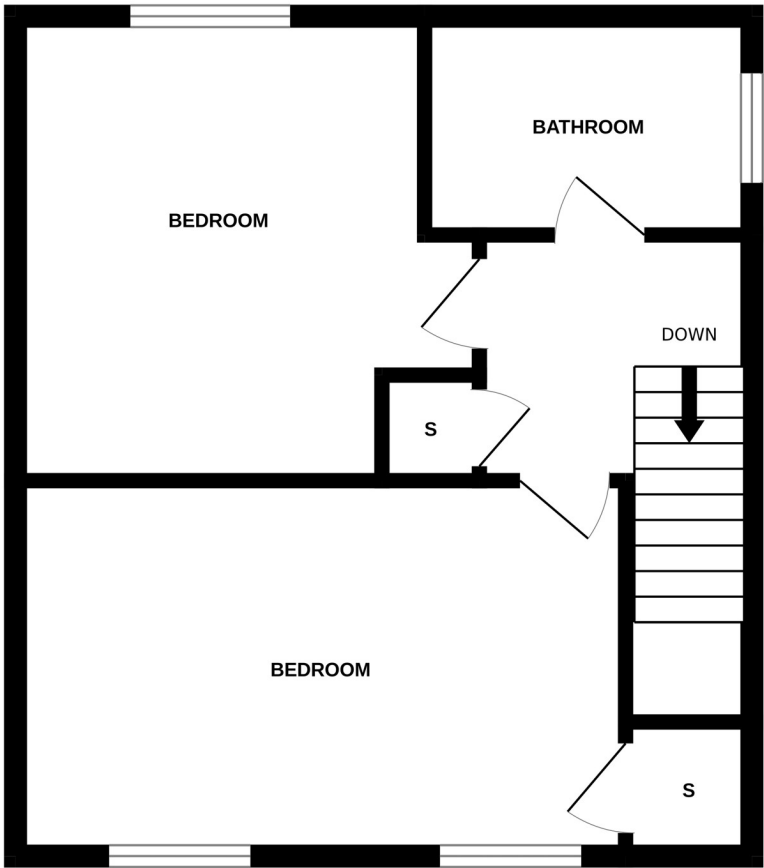
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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