



**Offers Over £75,000**

**81 Foulford Street, Cowdenbeath, Fife, KY4 9ND**

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DAMP PROOF WORKS HAS NOW BEEN COMPLETED AND A GUARANTEE WILL BE PROVIDED Delmor are delighted to bring this spacious two bed ground floor flat to the market. Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, retail park, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy. The property briefly comprises, entrance vestibule, hall, two double bedrooms with fitted wardrobes, lounge. Kitchen with floor and wall mounted units incorporating electric hob with oven below. Fridge/freezer and washing machine. Bathroom comprising of bath with shower over and screen, wash hand basin and toilet. The property also benefits from gas central heating and double glazing. Early viewing is recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance Vestibule



### Lounge



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



### Bedroom



3.6m x 3m (11' 10" x 9' 10")



### Bedroom



2.8m x 3.5m (9' 2" x 11' 6")



## Kitchen



2.0m x 3.6m (6' 7" x 11' 10")



## Bathroom



2.0m x 1.7m (6' 7" x 5' 7")



## Garden Area



## Extras

All floor coverings. Fridge/freezer and washing machine.

## Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

## 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

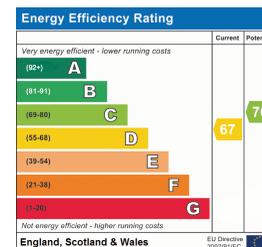
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## 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

