



Offers Over £109,500  
35 Park Street, Cowdenbeath, Fife, KY4 8NZ

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Delmor are delighted to present this well-maintained mid-terrace villa located in a popular area of Cowdenbeath, close to local amenities, schooling, leisure facilities, the train station, and excellent links to the A92. The accommodation comprises entrance vestibule, hall, bright spacious lounge with ample room for dining. Modern kitchen fitted with floor and wall mounted units, electric hob, double electric oven and extractor fan, free standing fridge freezer and washing machine . Upstairs offers two double bedrooms with storage and a contemporary shower room. The property benefits from gas central heating and double glazing. Externally, there are low-maintenance front and enclosed rear gardens with patio area and wooden shed, with shared close access. Early viewing is highly recommended.

## Ground Floor

### Entrance Hallway



### Living room



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



### Kitchen



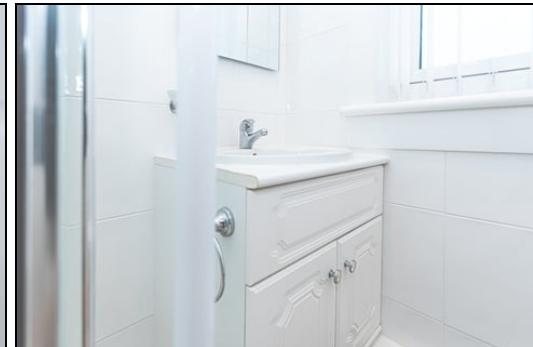
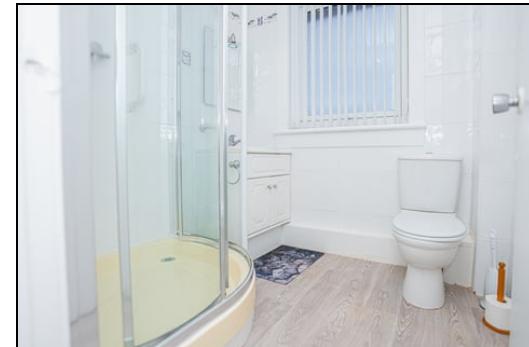
4.2m x 2.4m (13' 9" x 7' 10")

### First Floor

## Top Hallway



## Shower room



2.0m x 1.8m (6' 7" x 5' 11")

## Bedroom



2.7m x 4.8m (8' 10" x 15' 9")

## Bedroom



3.7m x 3.1m (12' 2" x 10' 2")

## Gardens



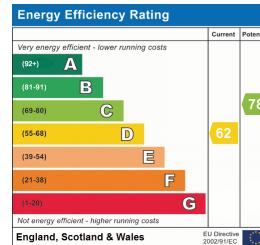
## Extras

All floor coverings. Electric hob, double electric oven and extractor fan. Fridge/freezer and washing machine.



## 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.



## 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.

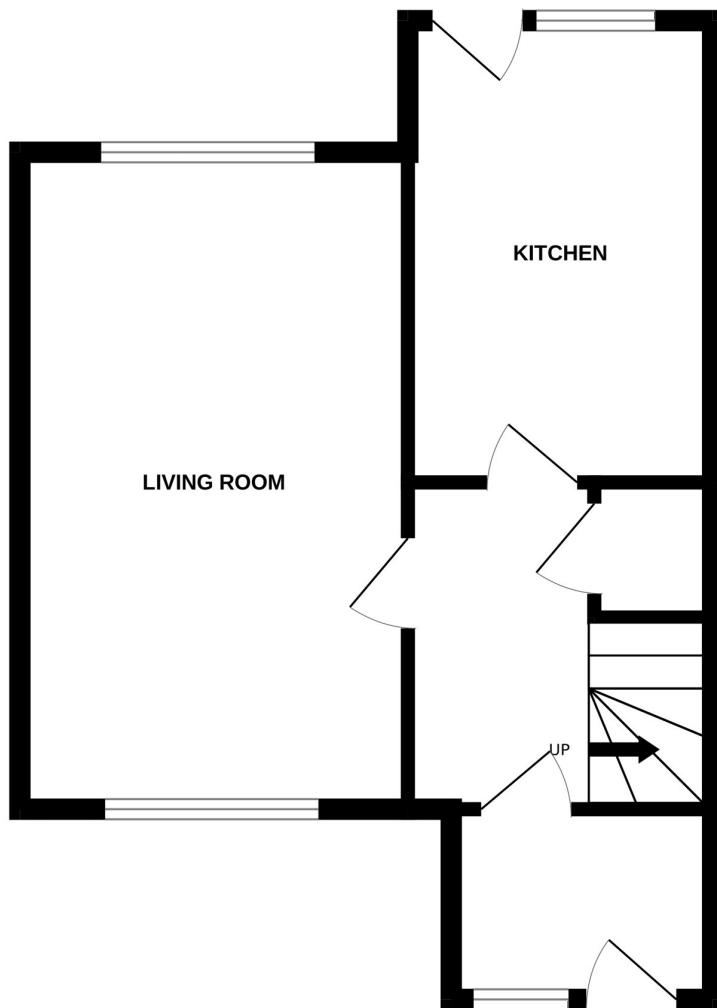
## APPLIANCES/SERVICES

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

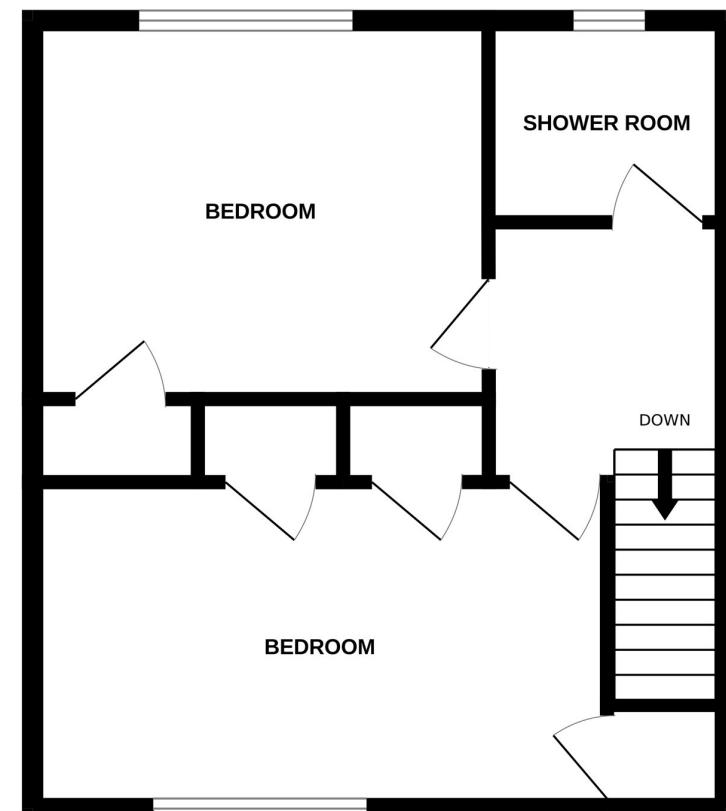
## MORTGAGE & FINANCIAL ADVICE

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.

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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