



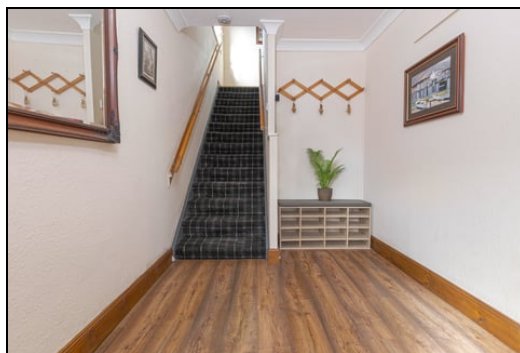
**Offers Over £139,900**  
**80 Sinclair Drive, Cowdenbeath, Fife, KY4 9NY**

# 80 Sinclair Drive, Cowdenbeath, Fife, KY4 9NY

Delmor are delighted to present to the market this semi detached villa set in a popular 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 comprises of on the ground floor - Entrance hallway with stairs leading to the first floor. Bright spacious L shaped lounge/dining room with fire surround and inset gas fire. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Fridge/freezer, washing machine and tumble dryer. First floor has top hallway giving access to three double bedrooms. Modern bathroom comprising of bath with overhead shower and screen, wash hand basin and WC. The front gardens are mostly laid to lawn and has a driveway to the side providing off street parking. The rear gardens are also mostly laid to lawn and has mature plants. There are two garden sheds and a summerhouse. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this spacious family home.

## Ground Floor

### Entrance Hallway



### Lounge/Dining Room



4.9m x 6.5m (16' 1" x 21' 4")



### Kitchen

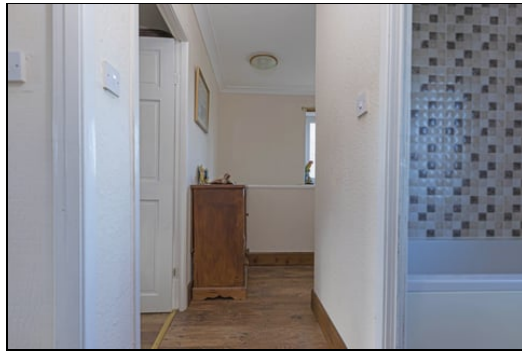


3m x 4.7m (9' 10" x 15' 5")

### First Floor



Top Hallway



Bedroom



3.4m x 3.4m (11' 2" x 11' 2")

Bedroom



4.1m x 3m (13' 5" x 9' 10")

Bedroom

3.9m x 2.9m (12' 10" x 9' 6")



## Bathroom



1.9m x 1.9m (6' 3" x 6' 3")

## Gardens



## Extras

All floor coverings. Gas hob, electric oven and extractor fan. Fridge/freezer, washing machine and tumble dryer. Two garden sheds and summerhouse.

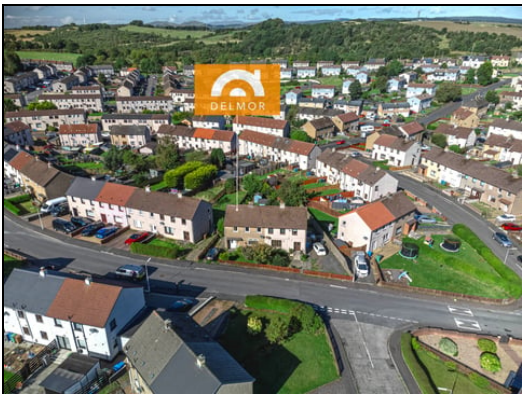


## SONIC TAPE

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.

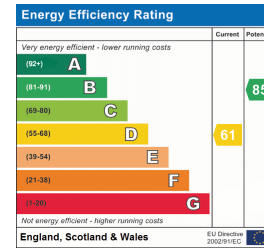


## MORTGAGE & FINANCIAL ADVICE

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

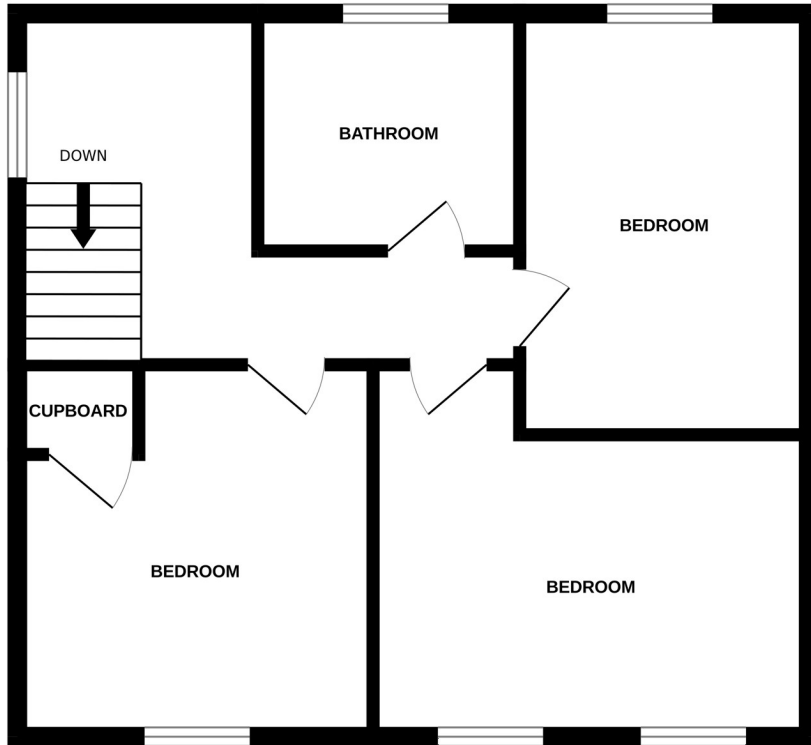
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



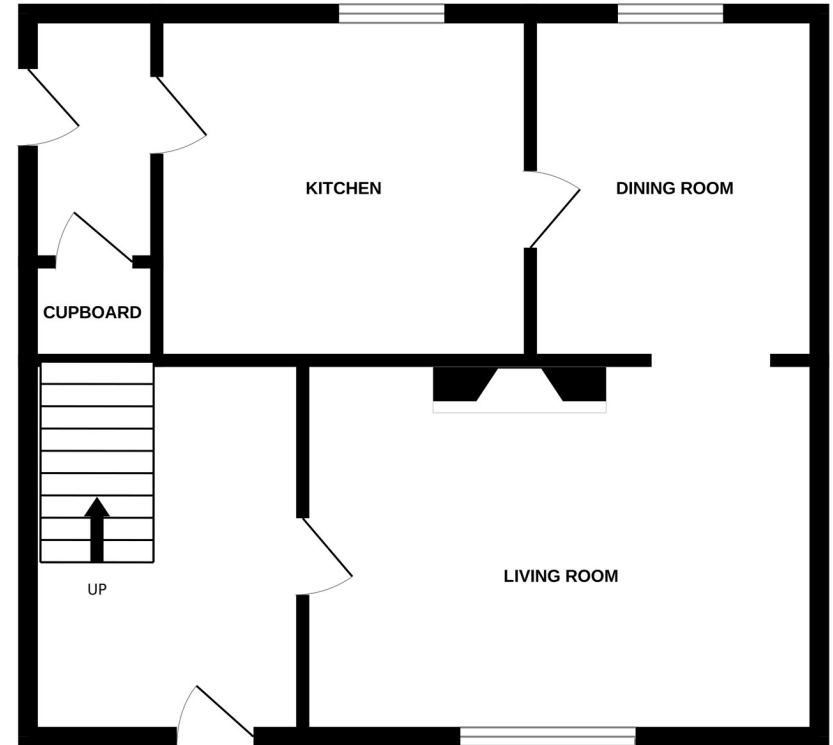
## APPLIANCES/SERVICES

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

FIRST FLOOR



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 ©2024