



**Offers in Region of £70,000**  
**39 Blamey Crescent, Cowdenbeath, Fife, KY4 9JS**



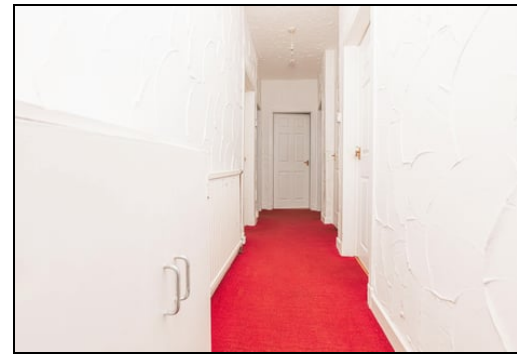
# 39 Blamey Crescent, Cowdenbeath, Fife, KY4 9JS

Delmor are pleased to present to the market this first floor flat set in a popular location. Cowdenbeath is close to all local amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 for the commuter. Bus stop within walking distance. The property comprises of - entrance, spacious lounge, large dining kitchen incorporating hob and oven, 2 double bedrooms, bathroom, gas central heating, double glazing, driveway and garden.

## Directions

## Room Details

### Entrance

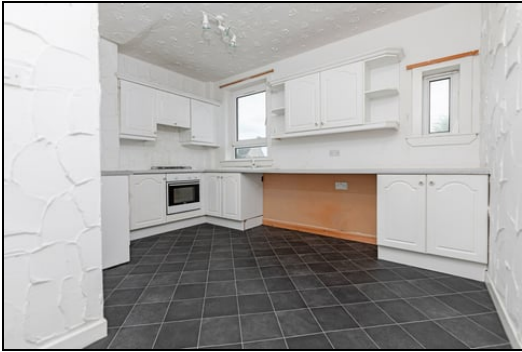


### Lounge



4.1m x 3.8m (13' 5" x 12' 6")

## Kitchen



4m x 4m (13' 1" x 13' 1")

## Bedroom 1



4.1m x 3.9m (13' 5" x 12' 10")

## Bedroom 2



3m x 4m (9' 10" x 13' 1")





### Bathroom



3m x 1.7m (9' 10" x 5' 7")

### Garden



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

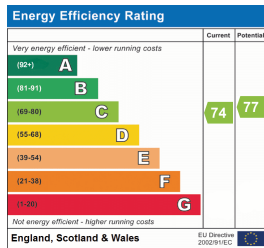
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## 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.



# FIRST FLOOR

