



**Offers Over £154,950**  
**11 James Street, Cowdenbeath, Fife, KY4 8LB**

# 11 James Street, Cowdenbeath, Fife, KY4 8LB

Welcome to 11 James Street, Cowdenbeath, a spacious Three-Bedroom Semi-Detached Home. Situated in a popular residential area of Cowdenbeath, this well-proportioned home offers generous living accommodation over two levels.

On the ground floor the property is entered via a welcoming hallway with stairs leading to the upper level. To the front, a bright and spacious living room is enhanced by a bay window, allowing for an abundance of natural light and creating a comfortable and peaceful space.

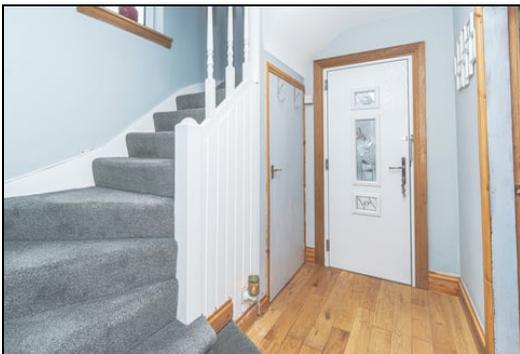
To the rear, the kitchen is well-equipped with a range of floor and wall-mounted units, incorporating an oven and gas hob. There is space for a freestanding fridge freezer, tumble dryer and dishwasher, with plumbing in place for a washing machine. The room also offers ample space for dining, creating a practical layout suited to modern living. A convenient ground floor shower room adds further flexibility and everyday convenience.

The first floor hosts three well-proportioned double bedrooms. A central landing provides access to all rooms.

To the rear, the property boasts a generous, fully enclosed garden, laid to lawn, offering an excellent outdoor space. A decked patio area provides the perfect spot for seating and summer dining. To the front, the property features a large driveway, providing ample off-street parking for multiple vehicles. Early viewing is highly recommended.

## Ground floor

### Entrance Hallway



### Living room



4.30m x 4.30m (14' 1" x 14' 1")

### Kitchen



3.70m x 2.40m (12' 2" x 7' 10")



Shower room



2.20m x 1.80m (7' 3" x 5' 11")

## FIRST FLOOR

## Top Hallway



## Front bedroom



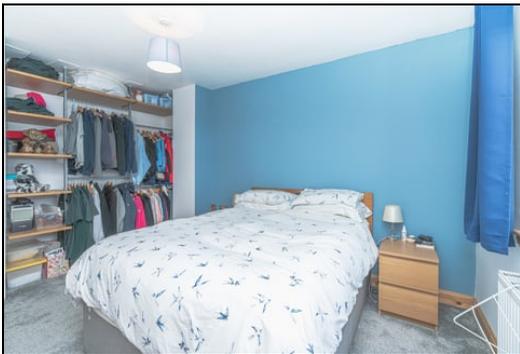
4.20m x 2.50m (13' 9" x 8' 2")

## Rear Left bedroom



3.30m x 3.10m (10' 10" x 10' 2")

## Rear right bedroom



4.30m x 2.70m (14' 1" x 8' 10")

## Gardens



## Extras

All floor coverings, gas hob and oven

## 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

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