



**Offers in Region of £95,000**  
**173 Broad Street, Cowdenbeath, Fife, KY4 8LH**



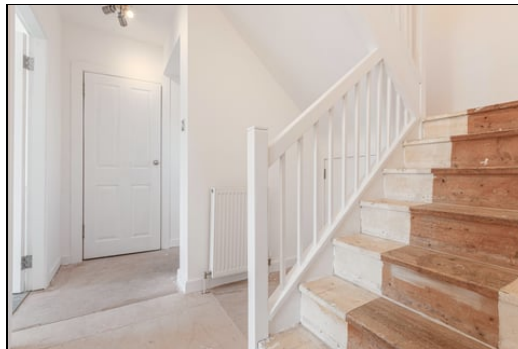
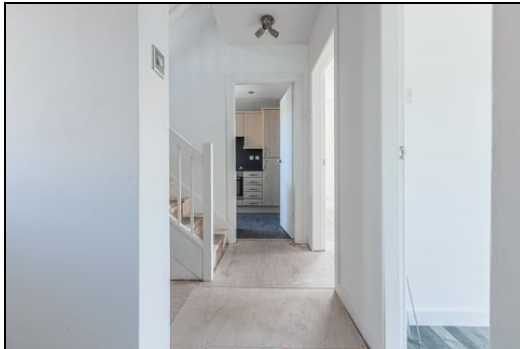
# 173 Broad Street, Cowdenbeath, Fife, KY4 8LH

Delmor are delighted to present to the market this maisonette flat set in a central location. Cowdenbeath has a host 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 - Entrance hallway with stairs leading to the first floor. Spacious bright lounge with double aspect windows. Kitchen is fitted with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Washing machine and tumble dryer. Storage cupboard. Double bedroom. First floor with top hallway leading to two double bedrooms. Shower room comprising of shower cubicle. Vanity unit housing the wash hand basin. WC. There is a shared drying area. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this spacious property.



## Ground Floor

### Entrance Hallway



### Lounge



5.9m x 3.8m (19' 4" x 12' 6")

## Kitchen



2.6m x 2.3m (8' 6" x 7' 7")

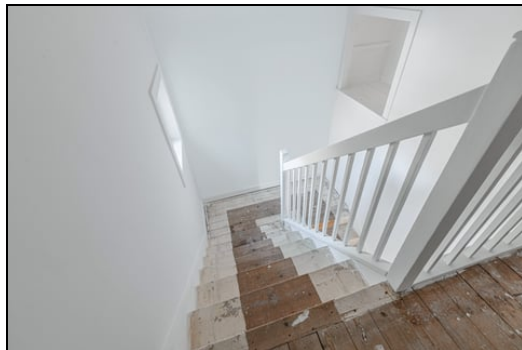
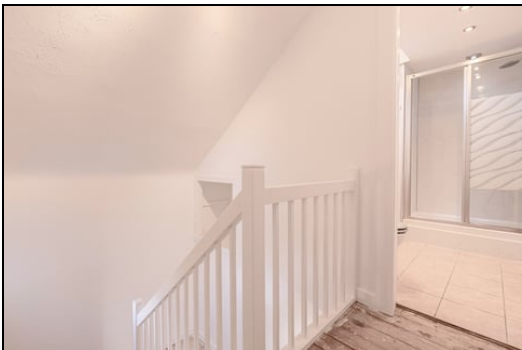
## Bedroom



3.4m x 2.5m (11' 2" x 8' 2")

## First Floor

### Top Hallway



## Bedroom



3.5m x 3.0m (11' 6" x 9' 10")

## Bedroom

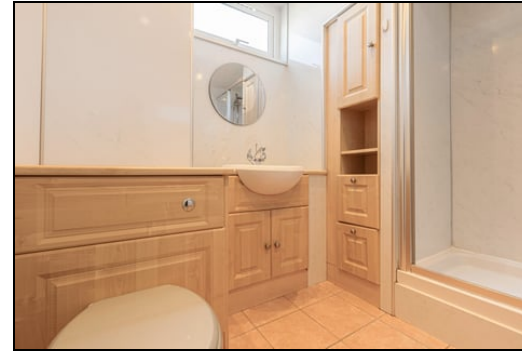


3.5m x 3.3m (11' 6" x 10' 10")

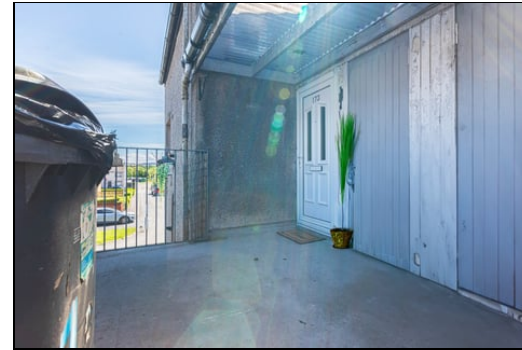




**Shower Room**



**Outside Area**



2.5m x 2.1m (8' 2" x 6' 11")

**Extras**

All floor coverings. Gas hob, electric oven and extractor fan. Washing machine and tumble dryer.

**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

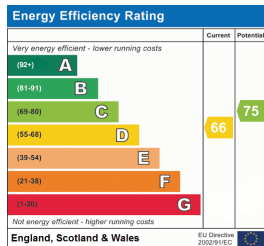
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

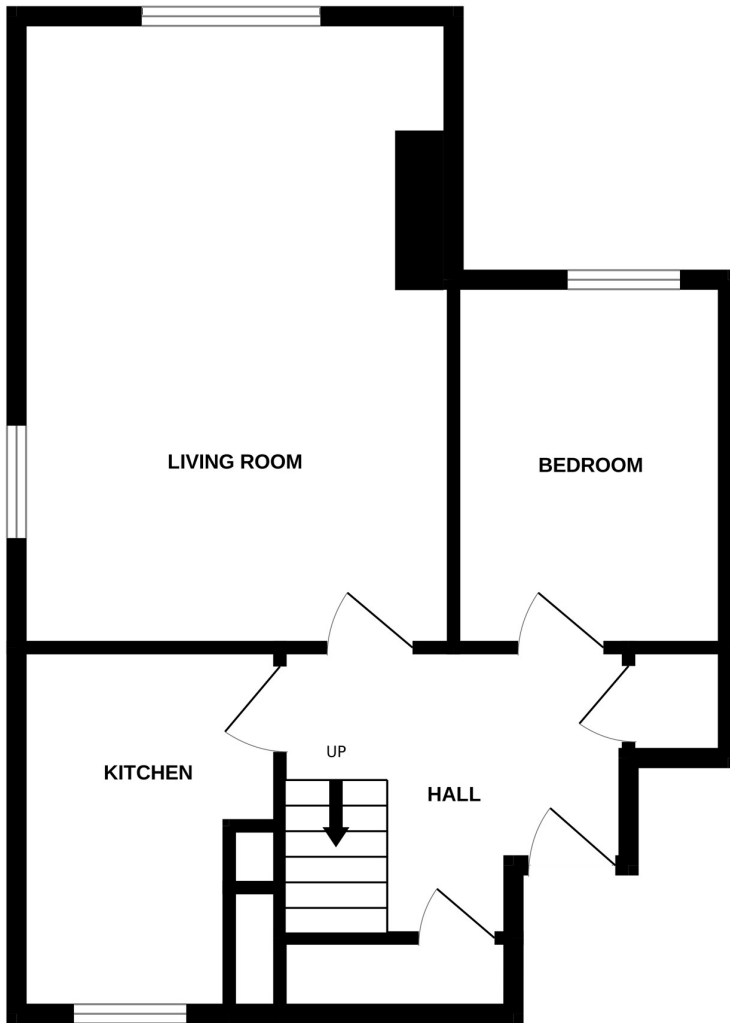
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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



SECOND FLOOR

