



Offers Over £224,950
23 Perth Road, Cowdenbeath, Fife, KY4 9BD

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Delmor are delighted to present 23 Perth Road, Cowdenbeath. A very spacious three bedroom extended detached bungalow in need of upgrading this property has serious potential. The property includes a generous lounge/dining room, kitchen with ample dining space, conservatory, Study coming of the living room, Shower room and separate WC, with two well proportioned double bedrooms and a further third bedroom. Large driveway leading to garage with two sheds and wrap around garden ground. This property also offers clear scope to extend into the loft space (subject to planning) and create further accommodation. A great opportunity for buyers looking to modernise and add value. Early viewing highly recommended.

Entrance Hallway



Lounge



4.8m x 5.3m (15' 9" x 17' 5")

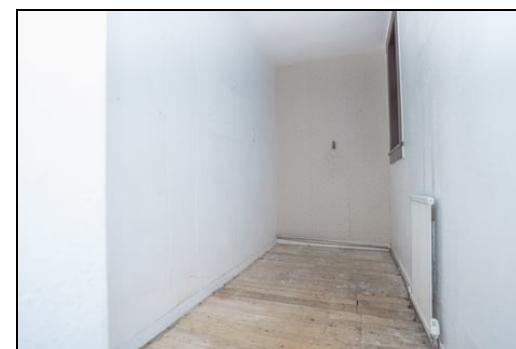


Dining area



3m x 4.5m (9' 10" x 14' 9")

Study



1.9m x 3.5m (6' 3" x 11' 6")

Kitchen/Dining



3.5m x 6.8m (11' 6" x 22' 4")

Conservatory



3.8m x 2.6m (12' 6" x 8' 6")

Bedroom 1



5m x 5m (16' 5" x 16' 5")

Bedroom 2



3.7m x 4m (12' 2" x 13' 1")



Bedroom 3



2.8m x 2.6m (9' 2" x 8' 6")

Shower Room



1.9m x 3m (6' 3" x 9' 10")

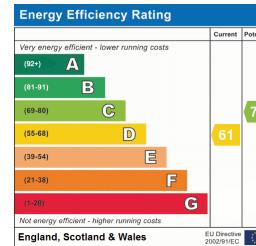
WC



1m x 1.1m (3' 3" x 3' 7")

Gardens





Disclaimer

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.

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.

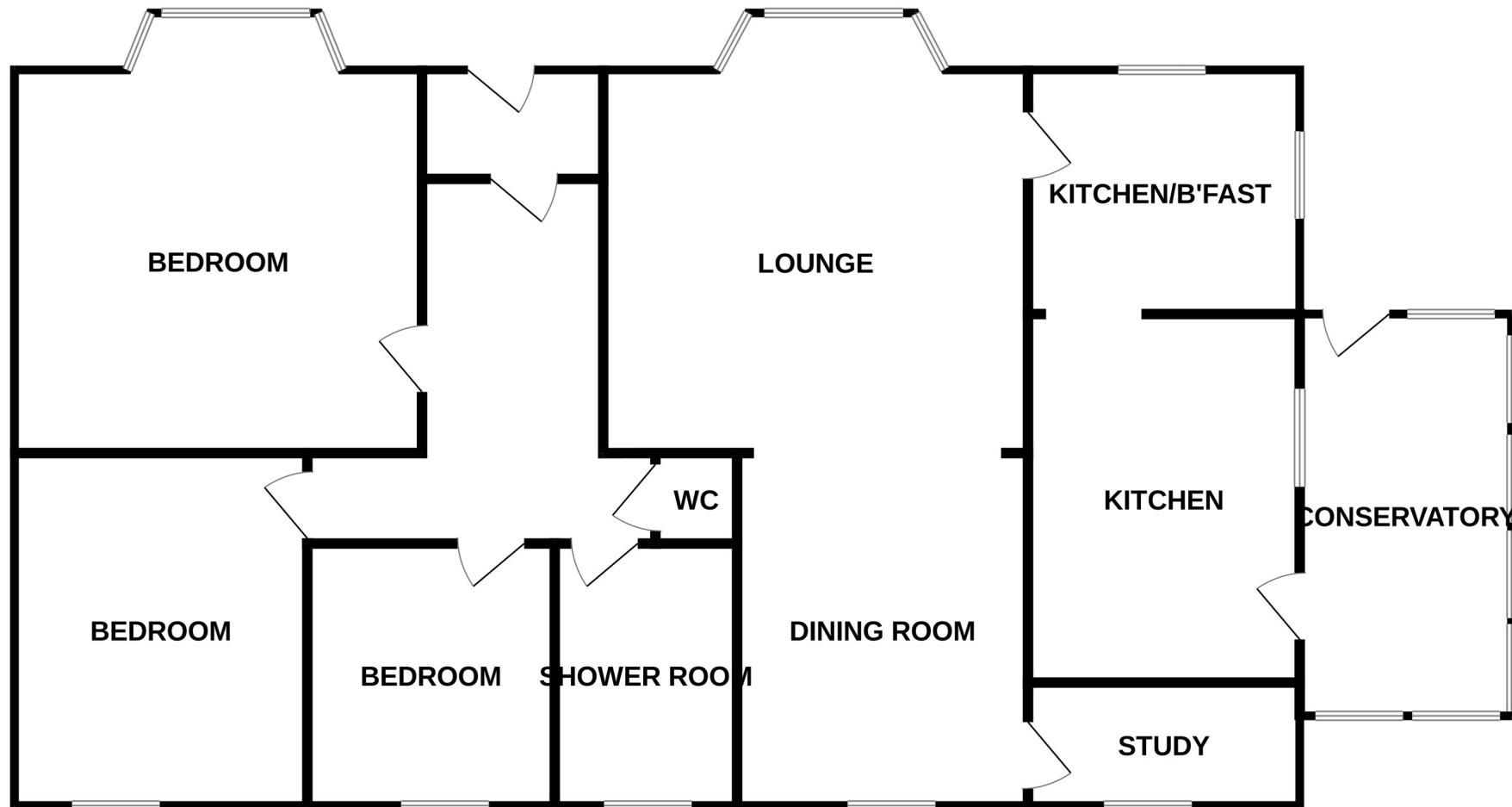
MORTGAGE & FINANCIAL ADVICE

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.

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.

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