



**FIXED PRICE £260,000**  
**1 Arthur Court, Cowdenbeath, Fife, KY4 8LN**



# 1 Arthur Court, Cowdenbeath, Fife, KY4 8LN

Delmor are delighted to bring to the market this beautifully presented detached villa which sits on a large corner plot and is set in a much sought after 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 consists of on the ground floor - Entrance vestibule into the bright welcoming hallway with stairs leading to the first floor and storage cupboard. Toilet comprising of WC and wash hand basin. Lounge with archway into the dining room which has ample space for dining table and chairs and French doors leading to the rear gardens. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Integrated dishwasher and microwave. Utility room. with washing machine. The first floor has a top hallway. with storage cupboard. Master bedroom with fitted wardrobes. Modern en suite comprising of corner shower cubicle, WC and vanity unit housing the wash hand basin. Two further bedrooms. Modern family bathroom comprising of bath with overhead shower and screen, WC and vanity unit housing the wash hand basin. The front gardens are open and mostly laid to lawn with a driveway to the side allowing for off street parking and leads to the garage. The rear gardens are enclosed and laid to lawn with patio areas. There is a courtesy door into the garage. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Vestibule

### Hallway



### Downstairs Toilet



1.3m x 2.0m (4' 3" x 6' 7")

### Lounge

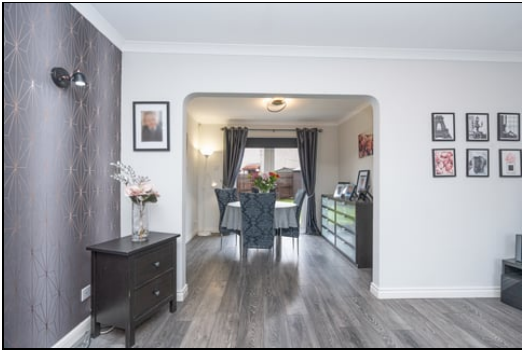


4.4m x 3.7m (14' 5" x 12' 2")



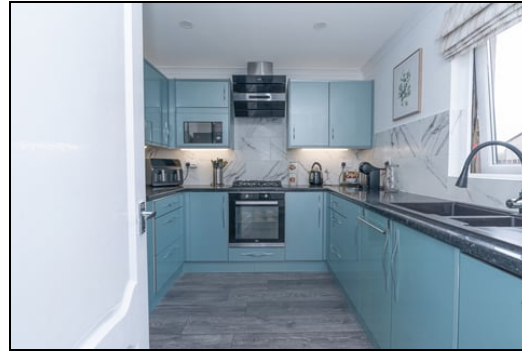


Dining Room



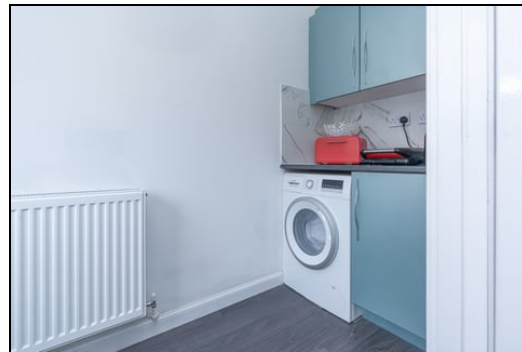
2.4m x 2.9m (7' 10" x 9' 6")

Kitchen



2.8m x 3.1m (9' 2" x 10' 2")

Utility Room

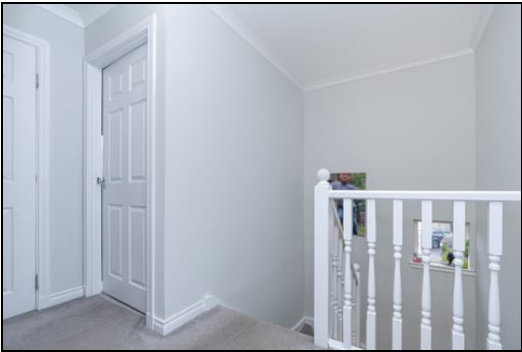
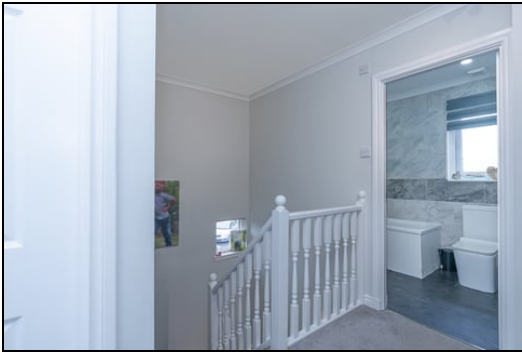


2.7m x 1.2m (8' 10" x 3' 11")

First Floor



Top Hallway



En Suite



2.0m x 1.7m (6' 7" x 5' 7")

Master Bedroom



3.6m x 4.3m (11' 10" x 14' 1")

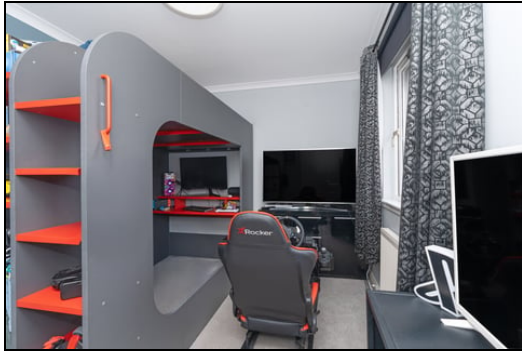
Bedroom



3.6m x 2.7m (11' 10" x 8' 10")



## Bedroom



2.3m x 2.9m (7' 7" x 9' 6")

## Bathroom



2.5m x 1.7m (8' 2" x 5' 7")

## Gardens



## Extras

All floor coverings. Gas hob, electric oven and extractor fan. Integrated dishwasher and microwave. Washing machine. Garden shed.

## 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

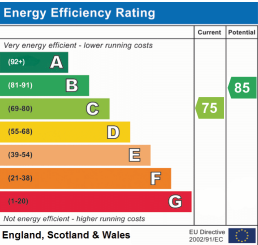
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

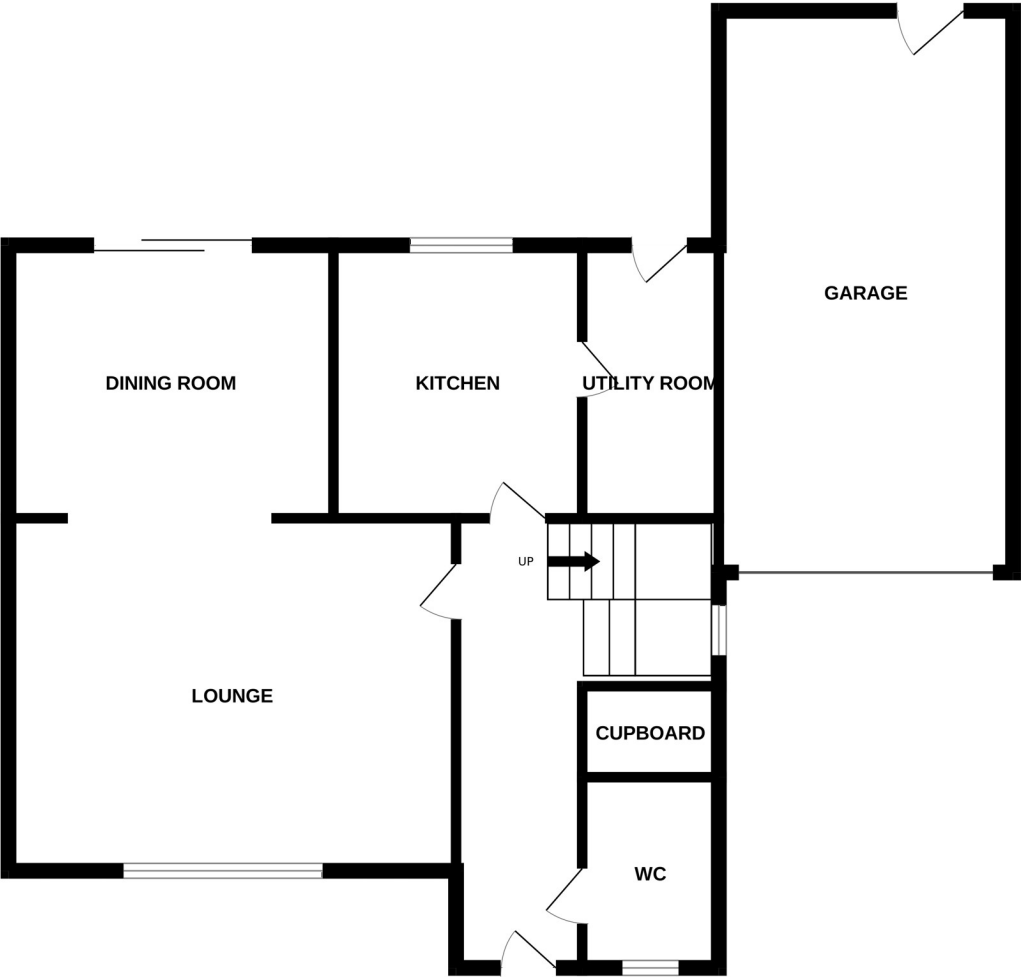
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

## FREE VALUATION

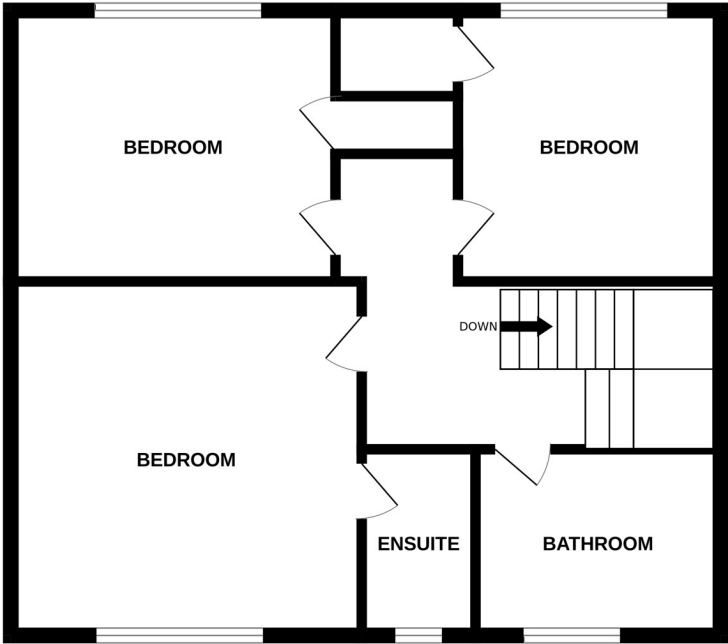
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR



1ST 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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