



**Offers Over £130,000**  
**6 Copeland Crescent, Cowdenbeath, Fife, KY4 8LD**



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Delmor are delighted to present to the market this semi detached villa 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 making it an ideal base for the commuter. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor. Bright lounge with bay window. Fire surround with inset electric fire. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Modern bathroom comprising of bath with overhead shower and vanity unit housing the WC and wash hand basin. The first floor has a top hallway giving access to three double bedrooms, one of which has fitted wardrobes. The front gardens are open with mono blocked driveway allowing for off street parking. There are enclosed gardens to the side and rear which have chipped, lawned and slabbed areas. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance Hallway



### Lounge



4.37m x 4.09m (14' 4" x 13' 5")

### Kitchen



2.82m x 2.57m (9' 3" x 8' 5")



### Bathroom

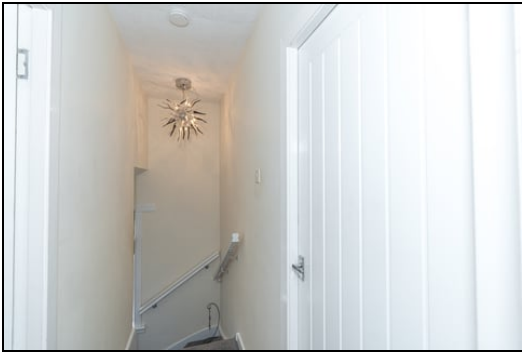


2.41m x 2.03m (7' 11" x 6' 8")

## First Floor



Top Hallway



Bedroom



4.39m x 3.15m (14' 5" x 10' 4")

Bedroom

3.53m x 3.51m (11' 7" x 11' 6")

Bedroom



3.86m x 2.92m (12' 8" x 9' 7")

Gardens

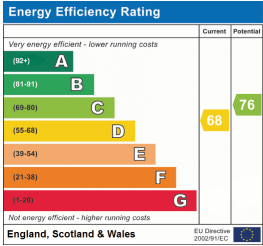
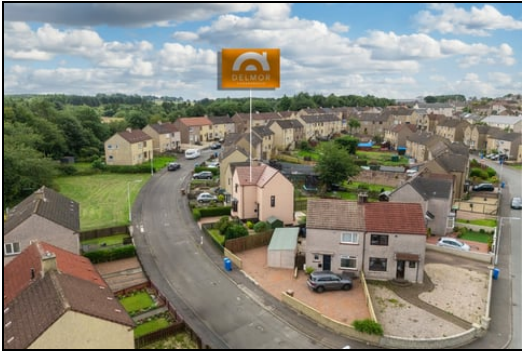


Extras

All floor coverings. Fridge, freezer, washing machine and 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

