



**Offers Over £105,000**  
**21 Woodbank, Cowdenbeath, Fife, KY4 9PD**



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Delmor are pleased to present to the market this spacious semi detached villa with a substantial garden set in a popular location. Cowdenbeath has a great range of amenities including shopping, schooling and refurbished leisure facilities. There is a train station and close links to the A92 making it an ideal base for the commuter. The property briefly comprises of, on the ground floor - Entrance hallway with storage cupboard and stairs leading to the first floor. Bright lounge with double aspect windows and fireplace with inset fire. Kitchen is fitted with an array of units. Further storage cupboard. Bathroom comprising of bath, WC and wash hand basin. The first floor has a top hallway giving access to three double bedrooms all of which have storage. The master bedroom has an en suite shower room. The gardens has off street parking. There are expansive gardens to the rear which are enclosed and mostly laid to lawn. The property also benefits from gas central heating (new boiler) and double glazing. The property requires upgrading and would ideally suit a buyer looking to put their own stamp on a home. Early viewing is highly recommended to fully appreciate the space and layout on offer.

### Ground Floor

#### Entrance Hallway



#### Lounge



5.50m x 3.50m (18' 1" x 11' 6")

#### Kitchen



3.35m x 2.67m (11' 0" x 8' 9")

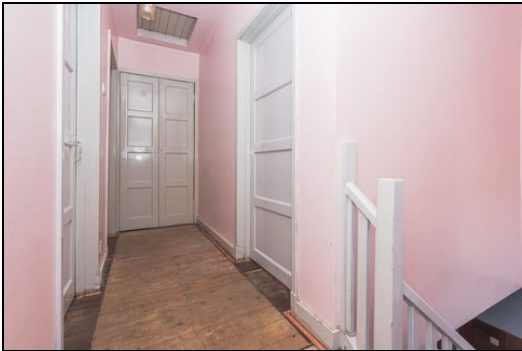
## Bathroom



2.03m x 1.93m (6' 8" x 6' 4")

## First Floor

### Top Hallway

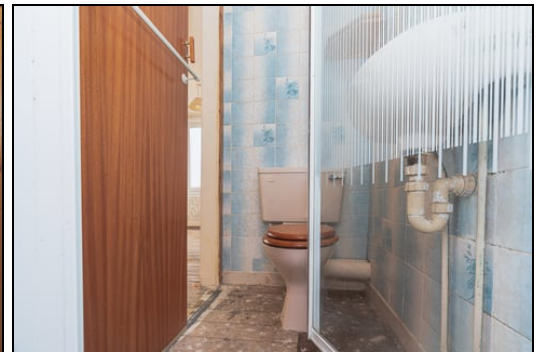
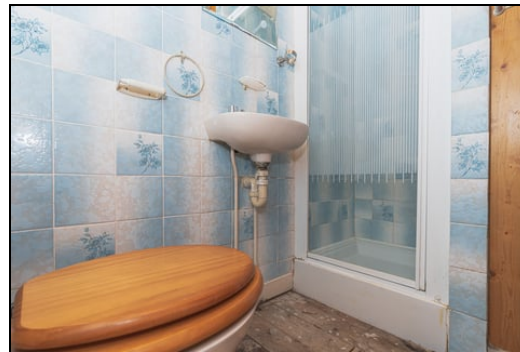


## Bedroom



4.55m x 3.20m (14' 11" x 10' 6")

## En Suite



2.26m x 1.22m (7' 5" x 4' 0")



Bedroom



4.57m x 2.74m (15' 0" x 9' 0")

Bedroom



4.34m x 2.64m (14' 3" x 8' 8")

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

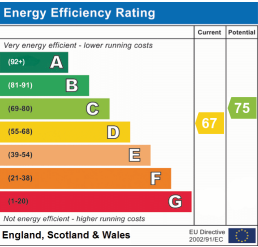
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

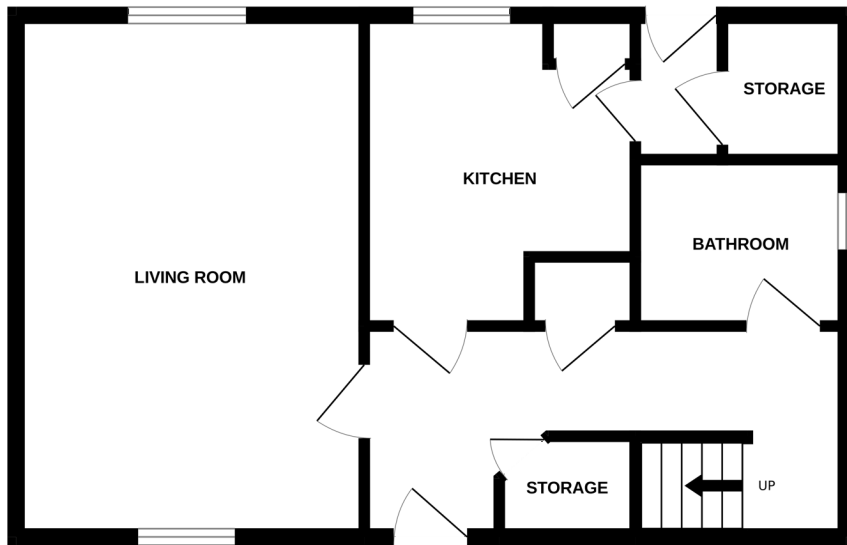
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

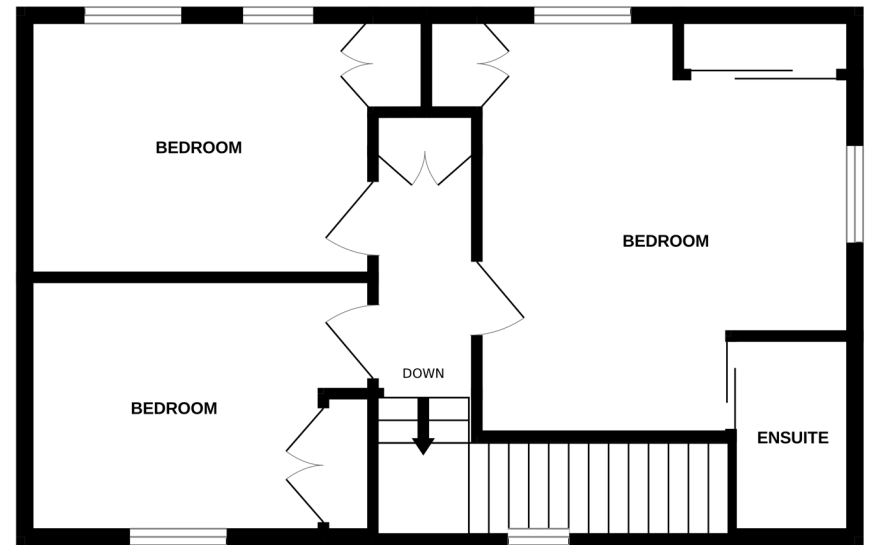
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR



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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