



**Offers Over £154,950**  
**38 Acorn Road, Cowdenbeath, Fife, KY4 9BS**



# 38 Acorn Road, Cowdenbeath, Fife, KY4 9BS

Delmor are delighted to be marketing this well presented mid terraced villa set in a private residential estate. 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 vestibule. Stairs leading to the first floor. Lounge. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Space for table and chairs. Downstairs toilet. First floor has two bedrooms. Bathroom comprising of bath with overhead shower and screen. WC. Wash hand basin. The rear garden is enclosed with lawned and decked areas, ideal for outdoor entertaining. The property also benefits from gas central heating and double glazing. There is also allocated parking to the front. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Vestibule

### Lounge



5.18m x 3.66m (17' 0" x 12' 0")



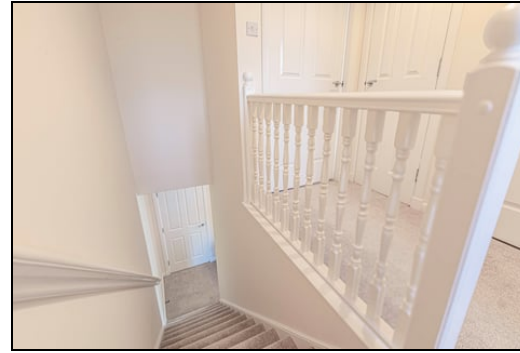
### Kitchen



3.05m x 3.05m (10' 0" x 10' 0")



Downstairs WC

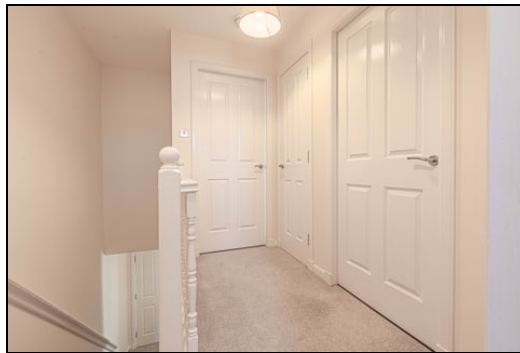


Bedroom 1



First floor

Top Hallway



3.96m x 2.44m (13' 0" x 8' 0")



## Bedroom 2



2.44m x 4.27m (8' 0" x 14' 0")

## Bathroom



1.83m x 1.83m (6' 0" x 6' 0")

## Gardens



## Extras

All floor coverings and blinds. Gas hob, electric oven and extractor.

## SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.





measurements are approximate.

### **APPLIANCES/SERVICES**

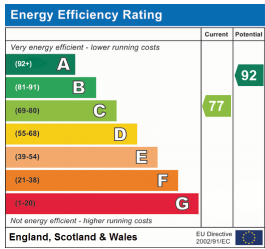
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### **MORTGAGE & FINANCIAL ADVICE**

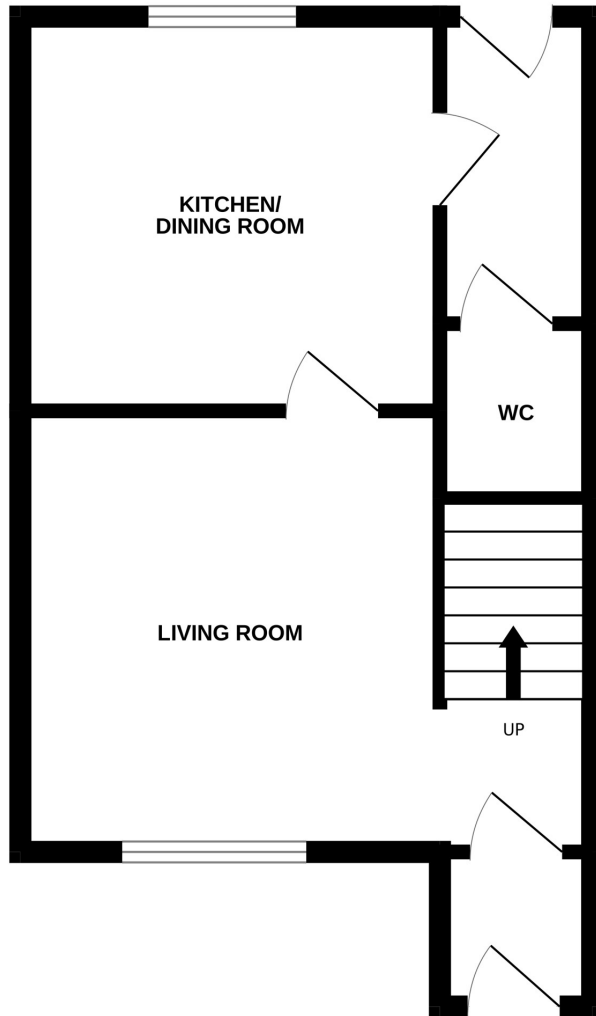
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

