



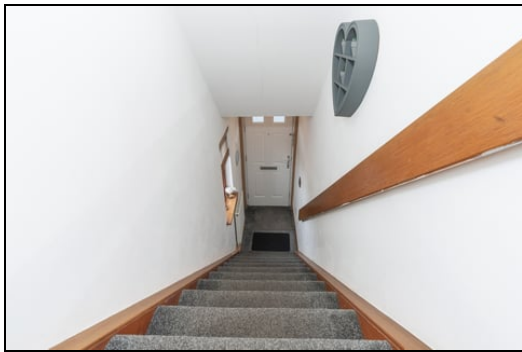
Offers Over £94,500
13 Natal Place, Cowdenbeath, Fife, KY4 8HX

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Delmor are delighted to present to the market this first floor flat set in a central location and within walking distance to the High Street and bus stops. Cowdenbeath has a great range of amenities including shopping, schooling and 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 - Main door to the property and internal stairs leading to the hallway. Entrance hallway with storage cupboards. Spacious bright lounge. Modern kitchen with floor and wall mounted units incorporating induction hob with overhead extractor fan. Wall mounted electric oven and microwave. Integrated fridge/freezer. Bathroom comprising of bath with overhead shower, WC and wash hand basin. Two double bedrooms both with fitted mirrored wardrobes. There are gardens to both the side and rear. Outside storage cupboard. The property also benefits from gas central heating, double glazing and private parking space. There is also plenty of off street parking. Early viewing is essential to fully appreciate the space and layout on offer.

First Floor

Entrance



Lounge



3.70m x 3.50m (12' 2" x 11' 6")

Kitchen



2.43m x 3.5m (8' 0" x 11' 6")



Bedroom



3.60m x 3.60m (11' 10" x 11' 10")

Bedroom



2.37m x 3.36m (7' 9" x 11' 0")

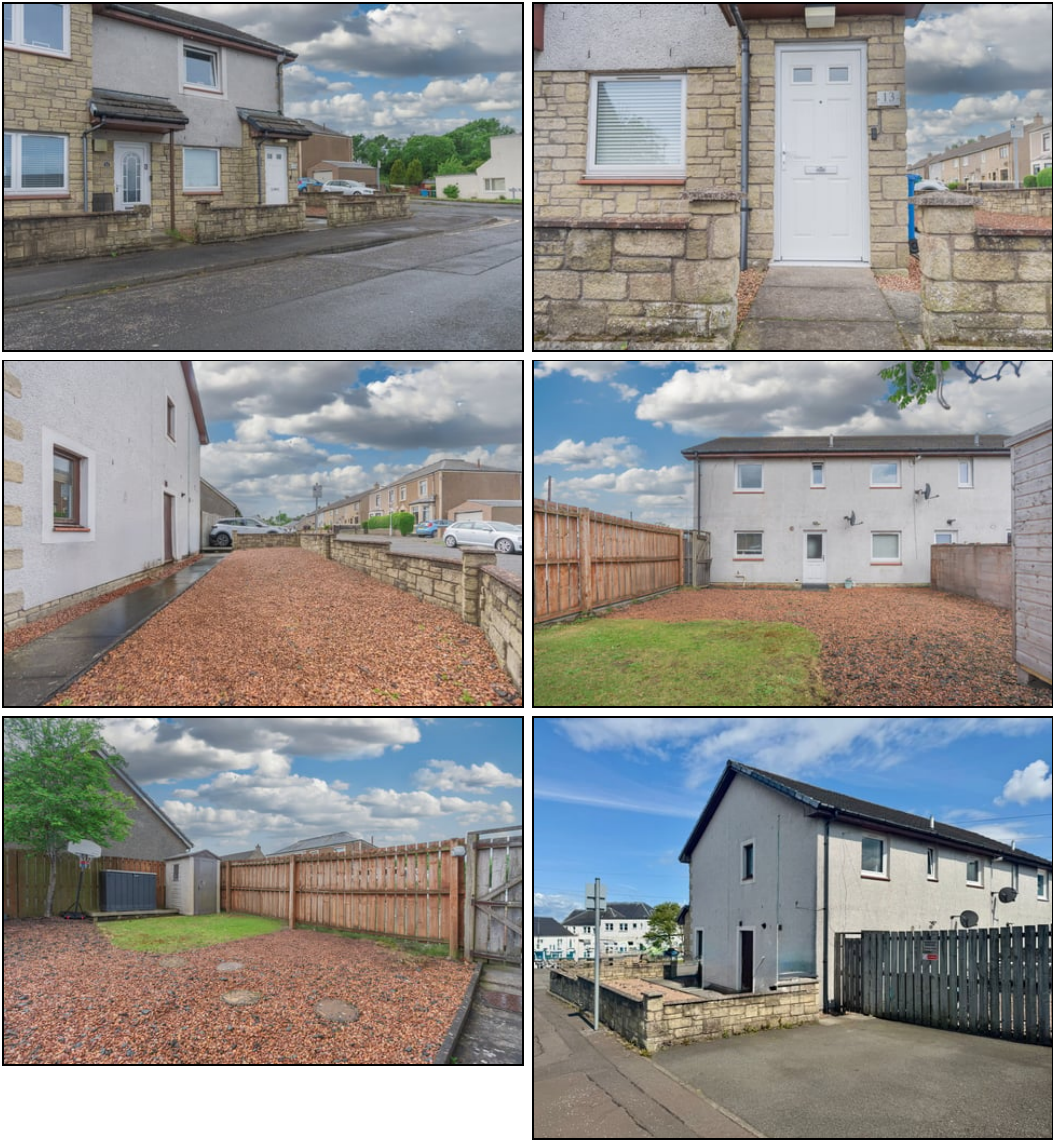
Bathroom



2.50m x 1.70m (8' 2" x 5' 7")



Gardens



Extras

All floor coverings. Induction hob, extractor fan, electric oven, microwave and integrated fridge/freezer.

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

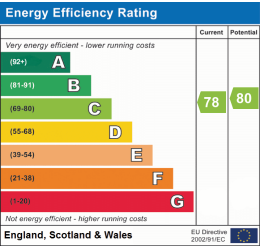
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.

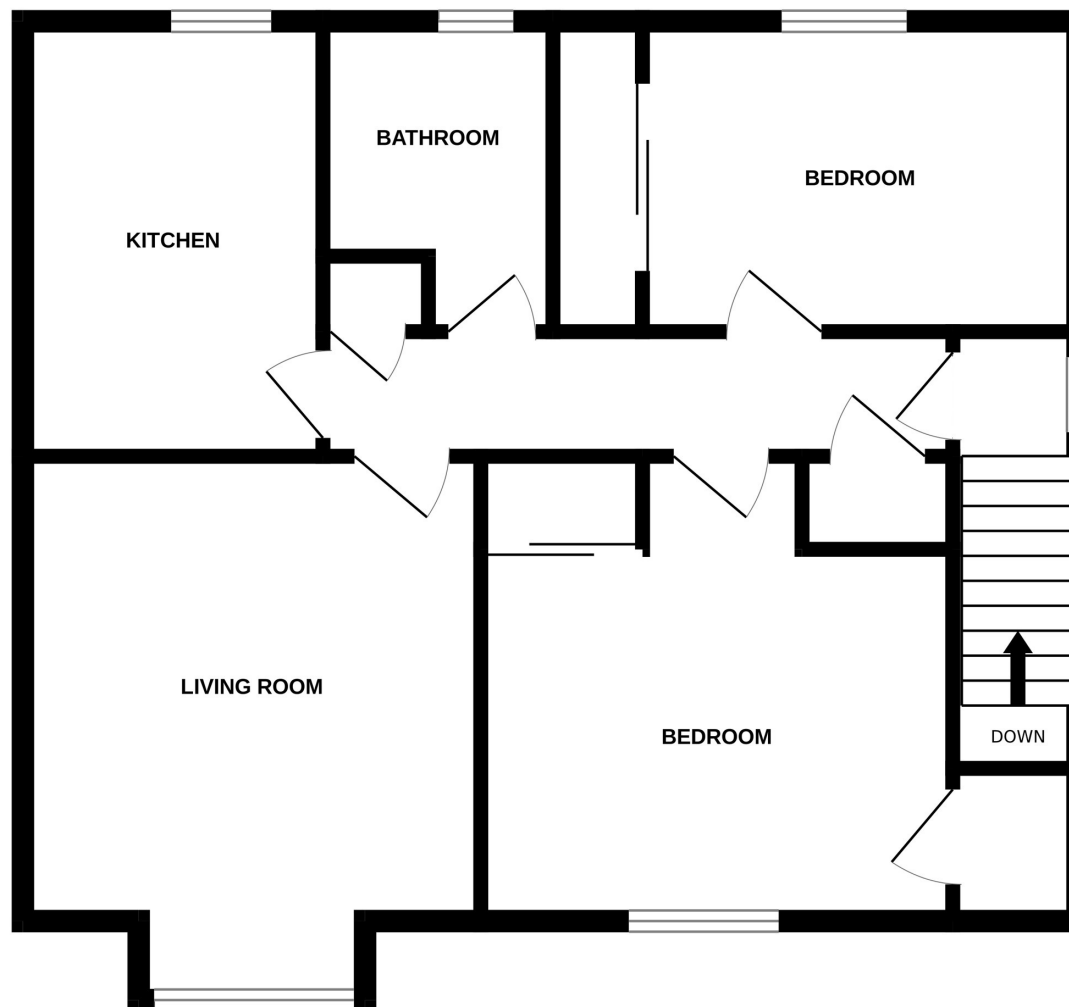
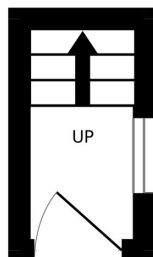
FREE VALUATION

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
1.9 sq.m. (20 sq.ft.) approx.

1ST FLOOR
62.1 sq.m. (669 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (688 sq.ft.) approx.

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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