



Offers in Region of £120,000
86 Rae Street, Cowdenbeath, Fife, KY4 8LA

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Delmor are delighted to present to the market this well presented semi detached villa set in a popular location. 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 on the ground floor - Entrance door to the hallway with stairs leading to the first floor. Bright lounge with patio doors to the rear gardens. Kitchen is fitted with modern floor and wall mounted units incorporating electric hob with oven below and overhead chimney extractor fan. Fridge/freezer. Washing machine. First floor has top hallway with hatch leading to the attic space. There are two double bedrooms. Modern shower room comprising of shower cubicle, wash hand basin and WC. The gardens to the front are open with driveway to the side. There are established enclosed gardens to the rear. The property also benefits from gas central heating, double glazing and has an abundance of storage. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance Hallway



Lounge



5.1m x 3.1m (16' 9" x 10' 2")

Kitchen



3.5m x 2.7m (11' 6" x 8' 10")

First Floor

Top Hallway



Bedroom 1



4.6m x 2.3m (15' 1" x 7' 7")

Bedroom 2



2.8m x 3.6m (9' 2" x 11' 10")

Shower Room



1.9m x 1.8m (6' 3" x 5' 11")

Gardens



Extras

All floor coverings. Electric hob and oven. Extractor fan. Fridge/freezer. Washing machine.

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

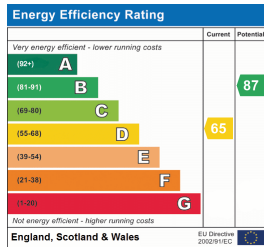
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

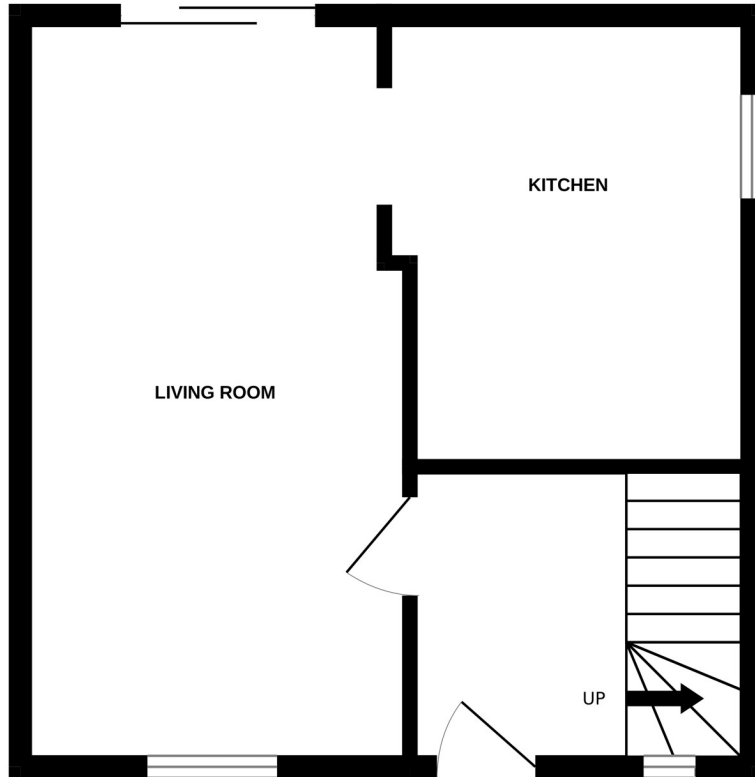
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

FREE VALUATION

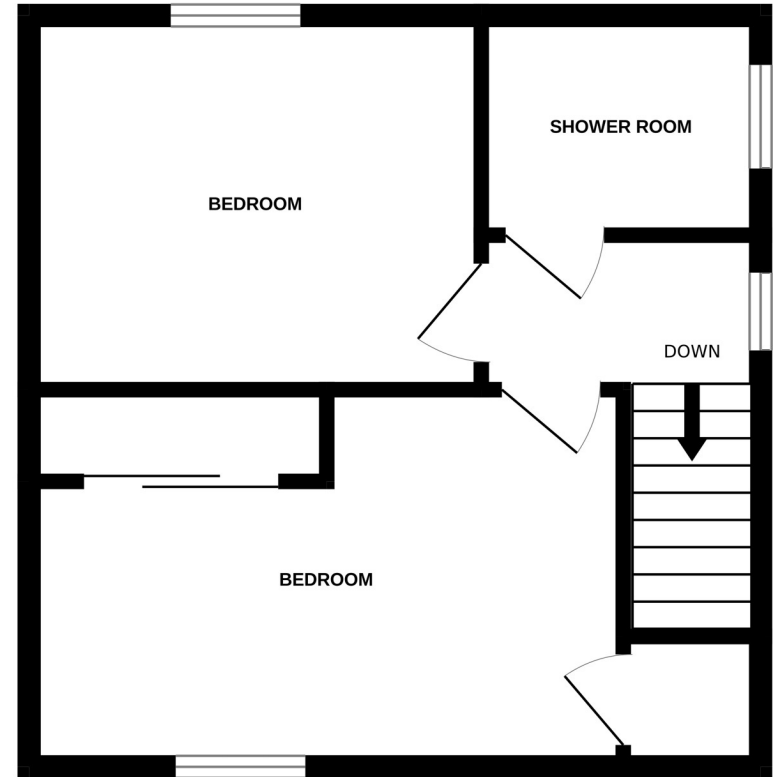
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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