



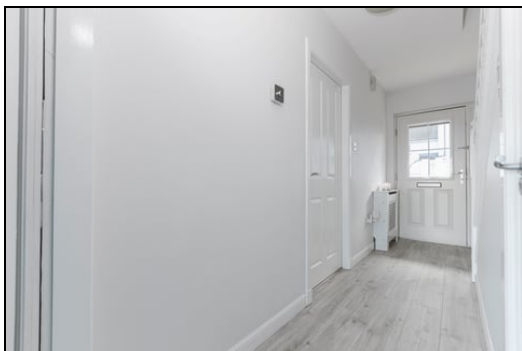
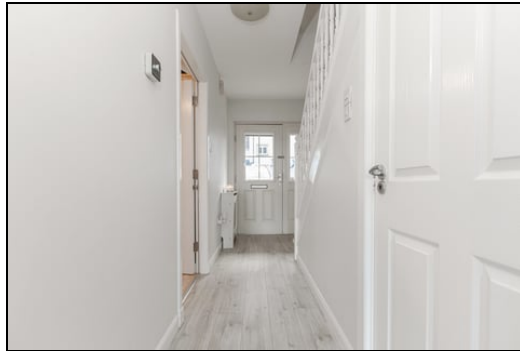
**Offers Over £209,000**  
**14 Hilton Lane, Cowdenbeath, Fife, KY4 9BT**

# 14 Hilton Lane, Cowdenbeath, Fife, KY4 9BT

Delmor are delighted to be marketing this well presented Terraced Townhouse set within a private residential estate close to all local amenities. 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. The property briefly comprises of - on the ground floor entrance door to hallway. Stairs to first floor. Downstairs toilet with WC and sink. Modern kitchen fitted with top and base units incorporating gas hob, electric oven, extractor hood. Integrated dishwasher. Space for dining. Modern lounge with feature media wall with inset electric fire. French doors to garden. On the first floor there is a hallway with storage cupboard. Bedroom 2 which is a double room. Bedroom 3 is a further double room. Modern bathroom suite with shower and screen over bath. Vanity unit housing sink and WC. On the second floor there is a spacious master bedroom which is a double room with mirror wardrobes. Ensuite with shower cubicle, vanity unit housing sink and WC. Bedroom 4 is another double room. Enclosed garden to rear with patio and grass areas. Open garden to front with 2 car monoblock driveway. Chipped area. Early viewing is highly recommended on this desirable move in condition property.

## Ground Floor

### Entrance



### Lounge

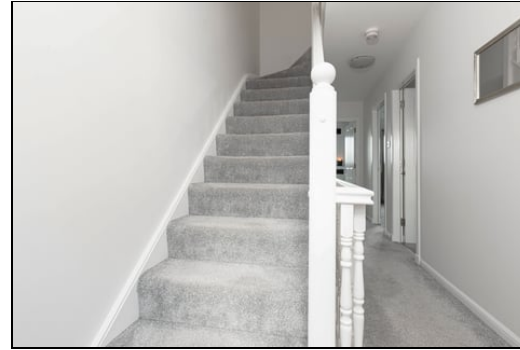


4.675m x 3.470m (15' 4" x 11' 5")

## Kitchen



## Hallway



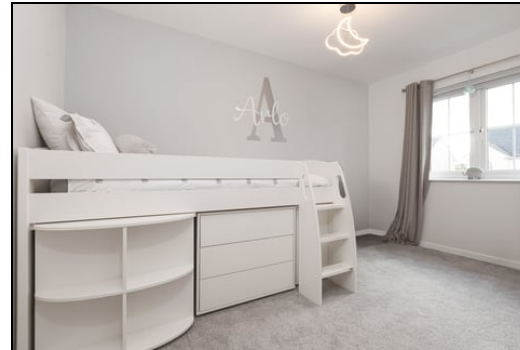
## WC



0.825m x 1.710m (2' 8" x 5' 7")

## First Floor

## Bedroom 2



2.650m x 3.825m (8' 8" x 12' 7")

### Bedroom 3



2.650m x 3.825m (8' 8" x 12' 7")

### Bathroom



1.940m x 2m (6' 4" x 6' 7")

### Ensuite



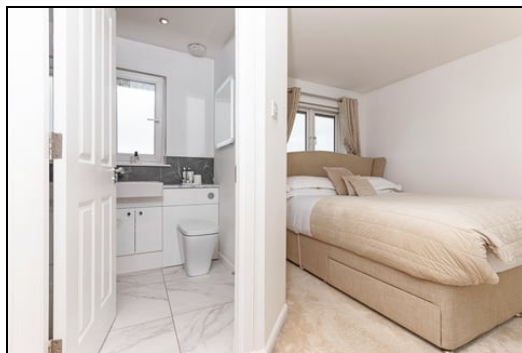
1.950m x 1.715m (6' 5" x 5' 8")

## Second Floor

### Master Bedroom



3.990m x 4.515m (13' 1" x 14' 10")



### Bedroom 4



4.685m x 3.150m (15' 4" x 10' 4")





## Gardens



## 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.

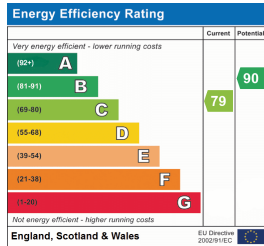
## MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute

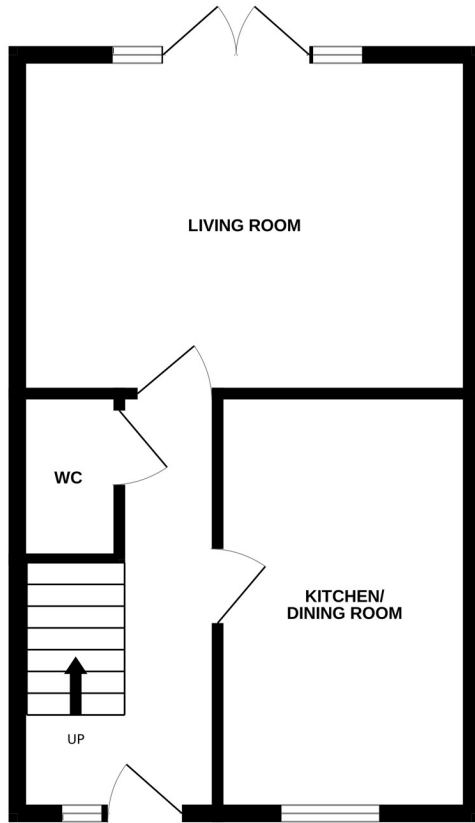
information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status.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

## FREE VALUATION

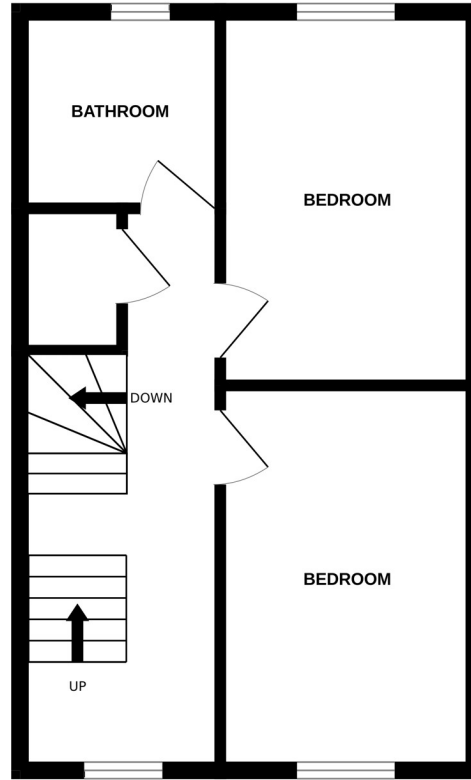
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



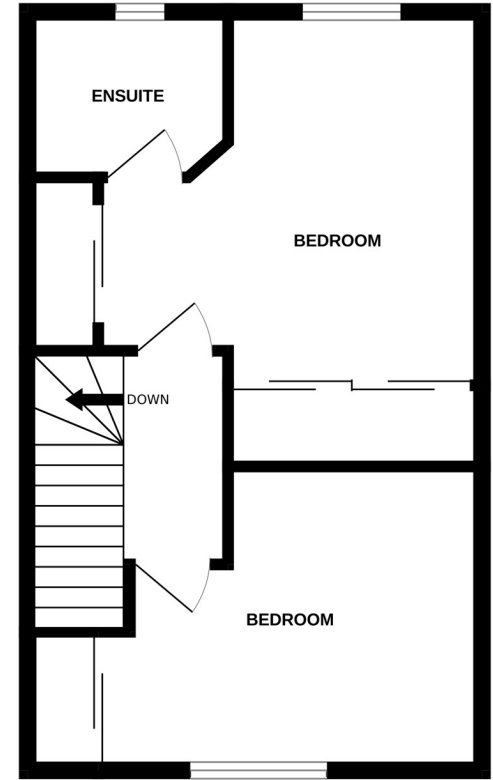
GROUND FLOOR



1ST FLOOR



2ND 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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