



Offers Over £259,500
13 Glenfarg Crescent, Cowdenbeath, Fife, KY4 9SB

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Delmor are delighted to be marketing this beautifully presented detached villa situated in a much sought after location. 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 hallway with stairs leading to the first floor. Downstairs toilet comprising of WC and vanity unit housing the wash hand basin. Bright spacious lounge with feature fireplace and inset gas fire. Archway through to the dining room which has ample space for dining table and chairs. Modern kitchen with floor and wall mounted units incorporating gas hob with overhead extractor fan. Wall mounted electric double oven. Integrated dishwasher, under worktop fridge and freezer. Door leading to the integral garage. The first floor has top hallway giving access to three bedrooms. Modern bathroom comprising of bath with mixer tap and shower attachment. Separate shower cubicle. WC. Vanity unit housing the wash hand basin. The front gardens are laid to lawn with mono block driveway leading to the single garage. The rear gardens are mostly laid to lawn. Garden shed. The property also benefits from gas central heating, double glazing and doors and finishings. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance Hallway

Downstairs Toilet



Lounge



4.98m x 3.48m (16' 4" x 11' 5")



Dining Room



3.45m x 2.62m (11' 4" x 8' 7")

Kitchen



3.25m x 2.95m (10' 8" x 9' 8")

First Floor

Top Hallway





Bedroom



4.57m x 3.51m (15' 0" x 11' 6")

Bedroom



3.66m x 3.10m (12' 0" x 10' 2")

Bedroom



2.79m x 2.57m (9' 2" x 8' 5")

Bathroom



2.06m x 1.96m (6' 9" x 6' 5")

Gardens



Extras

All floor coverings. Gas hob, double oven and extractor fan. Integrated fridge, freezer and dishwasher.



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

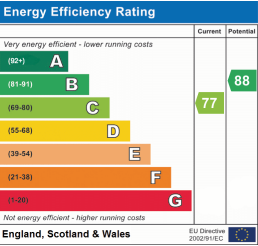
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

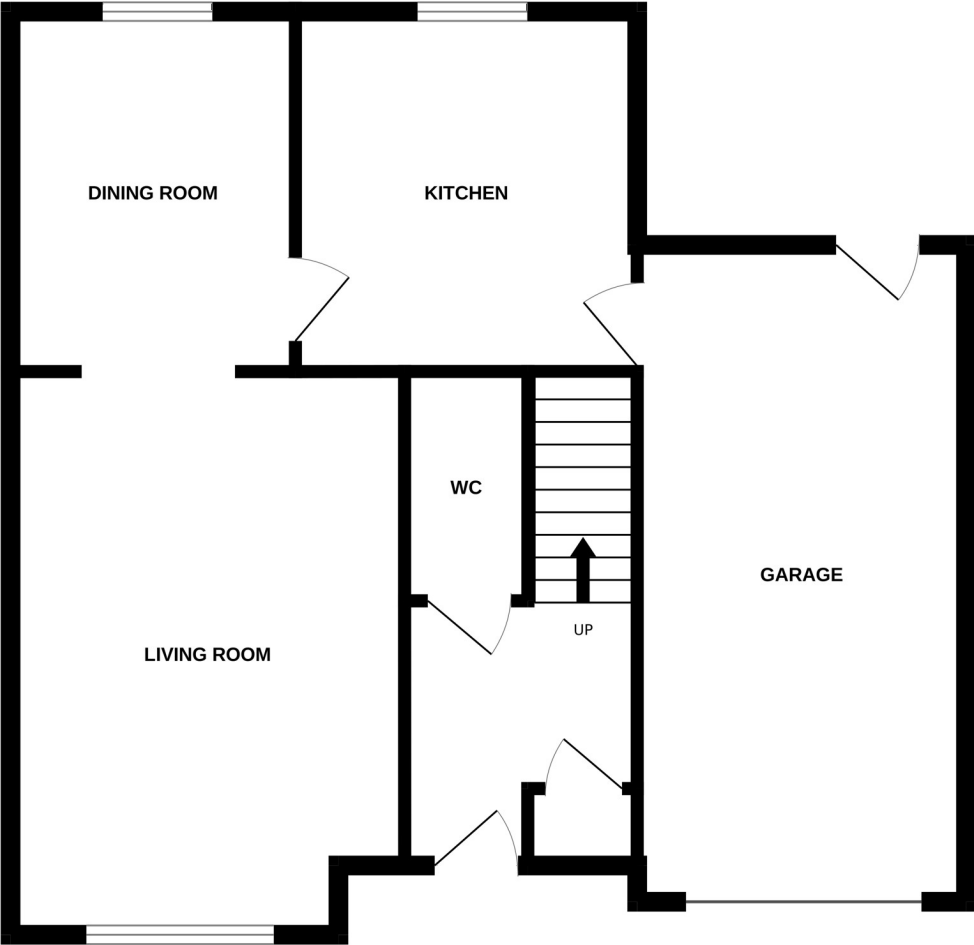
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

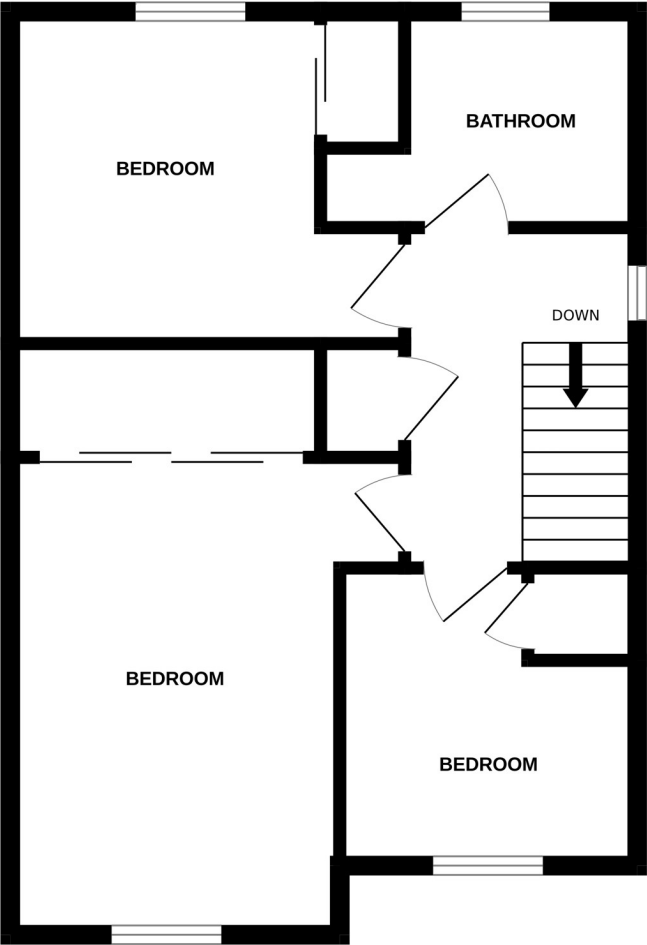
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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