



Offers in Region of £170,000
80 Netherton Road, Cowdenbeath, Fife, KY4 9BU

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Delmor are delighted to be marketing this well presented mid terraced villa which is modern throughout 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 door through to the spacious hallway. Shower room comprising of shower cubicle. Wash hand basin and WC. Bright lounge. Modern dining kitchen with floor and wall mounted units incorporating induction hob with oven below. Washing machine. Fridge/freezer. Ample space for dining table and chairs. French doors leading to the rear garden. First floor has top hallway. Two double bedrooms both with mirrored wardrobes. Third bedroom with storage cupboard. Modern shower room with double shower cubicle. Wash hand basin and WC. Gardens to the front has off street parking. Gardens to the rear are enclosed and easily maintained. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

Ground Floor

Entrance Hallway



Shower Room



1.2m x 2.5m (3' 11" x 8' 2")

Lounge



3.4m x 4.6m (11' 2" x 15' 1")

Dining Kitchen



5.6m x 3.5m (18' 4" x 11' 6") at widest point

First Floor

Top Hallway

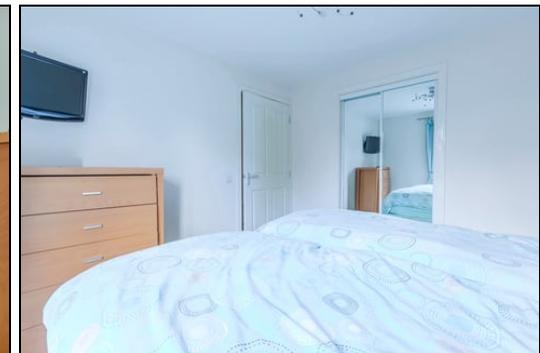


Shower Room



2.5m x 2.2m (8' 2" x 7' 3")

Bedroom



3.2m x 3.3m (10' 6" x 10' 10")

Bedroom



3.3m x 3.9m (10' 10" x 12' 10")

Bedroom



2.9m x 2.4m (9' 6" x 7' 10")



Garden



Extras

All floor coverings. Induction hob and oven. Washing machine. Fridge/freezer. Garden shed.

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

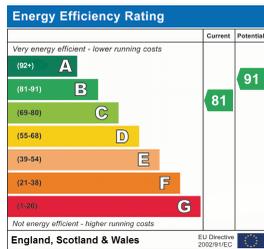
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

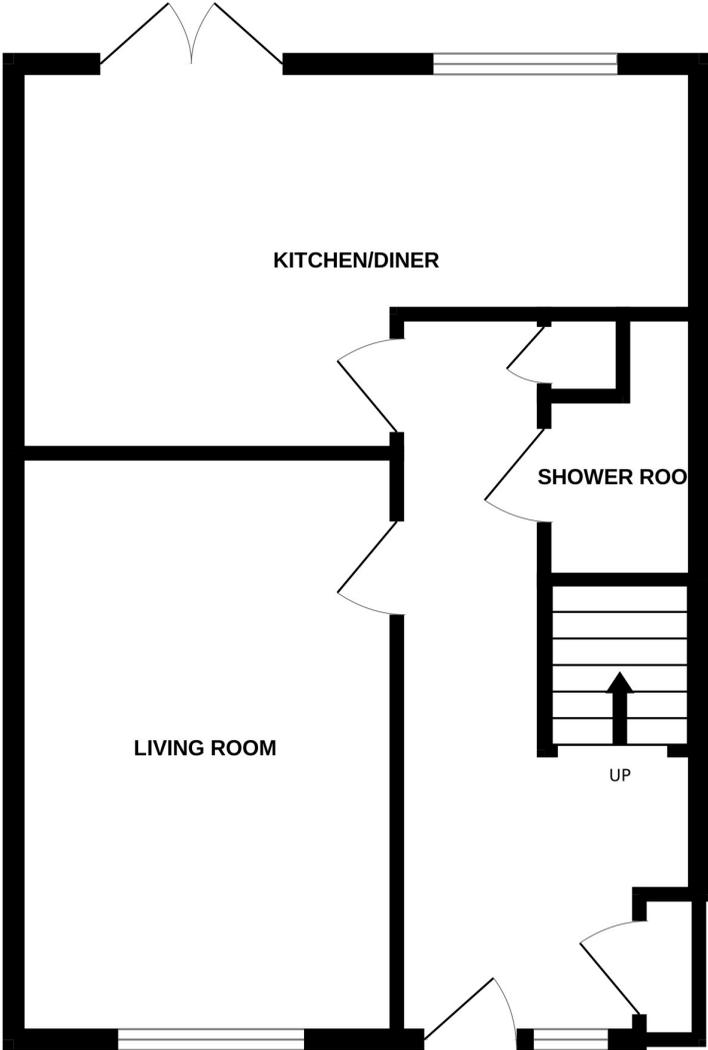
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

FREE VALUATION

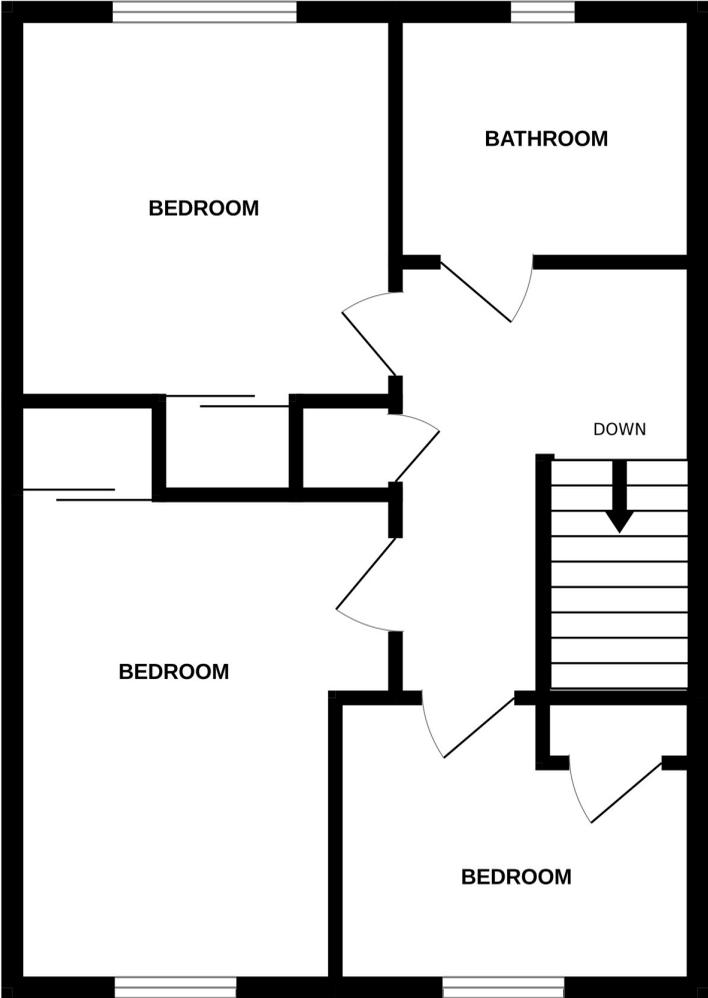
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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