



Offers Over £284,500
86 Church Street, Cowdenbeath, Fife, KY4 8LZ

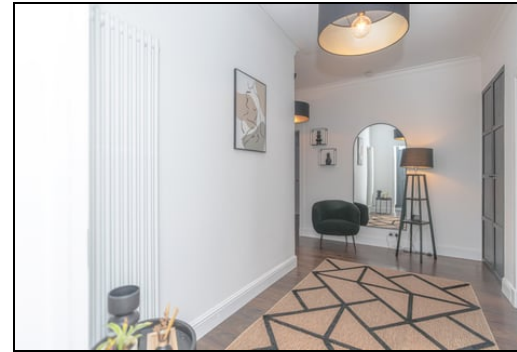
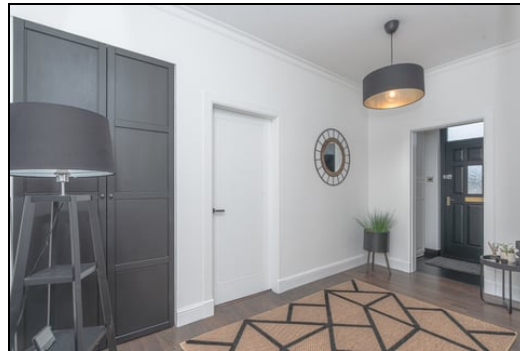
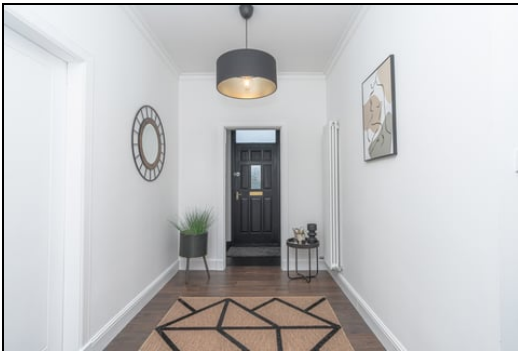
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Delmor are delighted to be marketing this rarely available, beautifully presented detached bungalow set in a popular location. Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, retail park, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy. The property briefly comprises of - Entrance vestibule through to the spacious welcoming hallway. There are two large double bedrooms both with fitted wardrobes. Bright lounge/dining room with floor to ceiling window and patio doors to the rear gardens and log burner. There is ample space for dining table and chairs. Modern shower room comprising of shower cubicle, WC and vanity unit housing the wash hand basin. Further double bedroom. Toilet comprising of wash hand basin and WC. Modern kitchen with floor and wall mounted units incorporating concrete worktops, induction hob, with electric double oven below and overhead extractor fan. Integrated fridge/freezer, dishwasher and microwave. The front gardens are open with mono block driveway to the side leading to the garage. There are extensive enclosed rear gardens which are mainly laid to lawn. Summerhouse providing and ideal entertaining area. Shed. The property also benefits from gas central heating and double glazing. Early viewing is essential on this move in condition property which is a credit to the current owner.

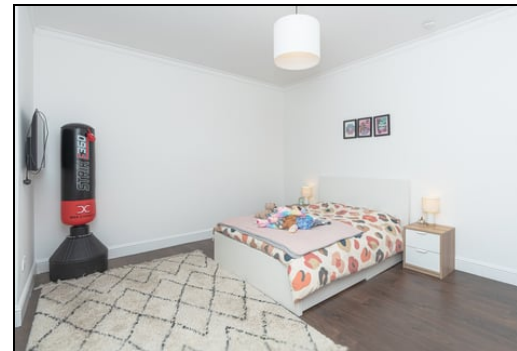
Ground Floor

Entrance Vestibule

Hallway

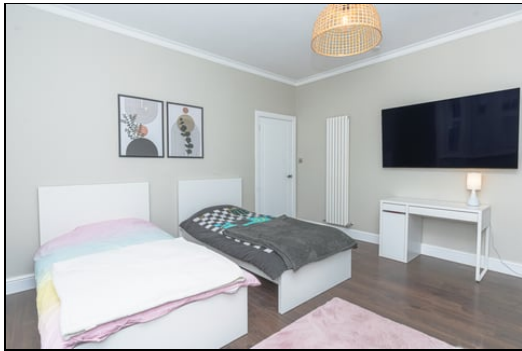


Bedroom



4.1m x 4.8m (13' 5" x 15' 9")

Bedroom

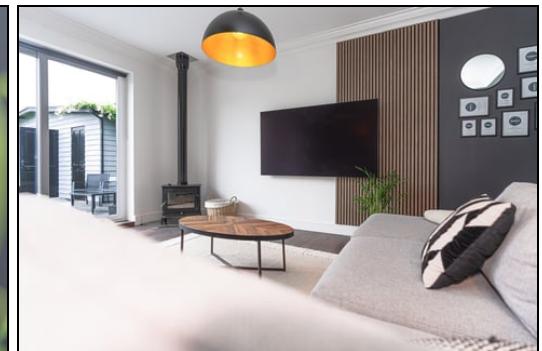
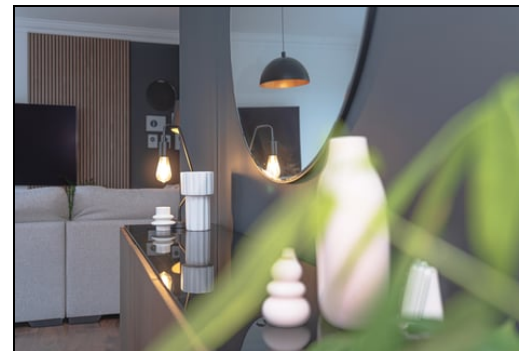
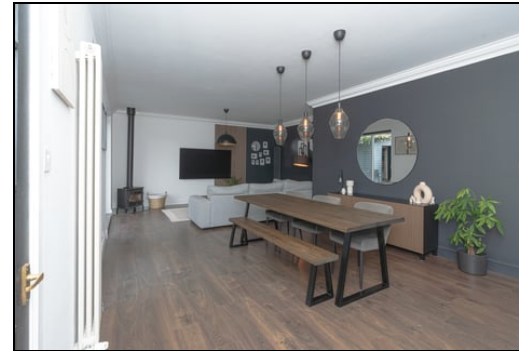
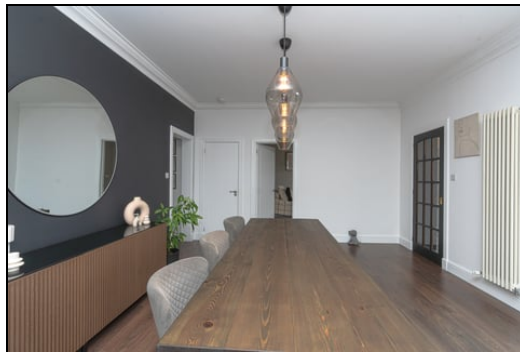


4.7m x 4.6m (15' 5" x 15' 1")

Lounge/Dining Room



8.4m x 5.4m (27' 7" x 17' 9")

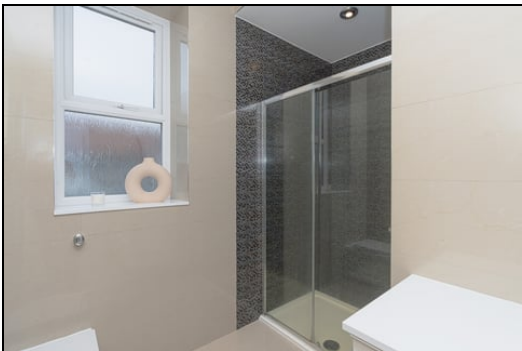




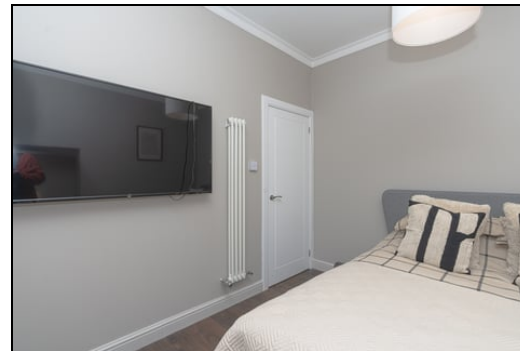
Shower Room



Bedroom



3.3m x 2.7m (10' 10" x 8' 10")



3.2m x 3.0m (10' 6" x 9' 10")



Toilet



2.1m x 1.0m (6' 11" x 3' 3")

Kitchen



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



Gardens



Extras

All floor coverings. Roller blinds and shutter blinds. Induction hob, electric double oven and extractor fan. Integrated fridge/freezer, dishwasher and microwave. Summer house and 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.

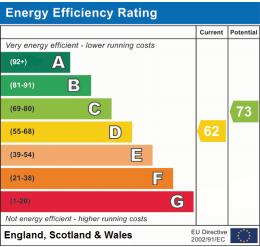
MORTGAGE & FINANCIAL ADVICE

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

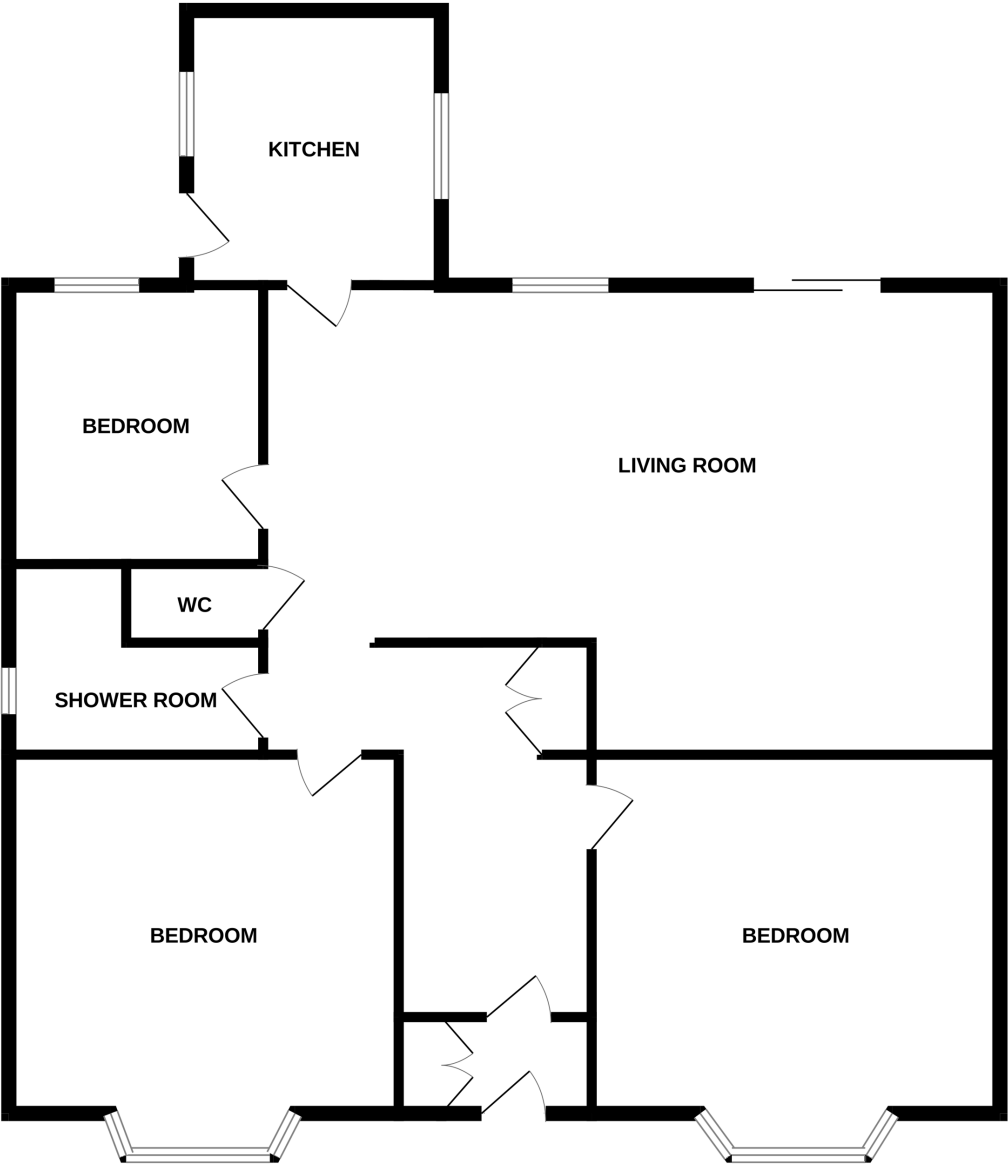
information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. 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
127.0 sq.m. (1367 sq.ft.) approx.



TOTAL FLOOR AREA : 127.0 sq.m. (1367 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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