



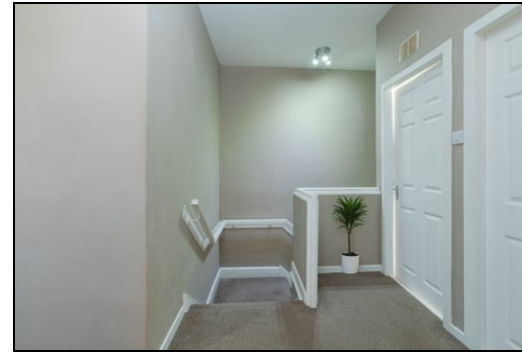
Offers Over £84,500
14 Union Street, Cowdenbeath, Fife, KY4 9SA

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Delmor are delighted to present to the market this first floor flat set in a central location close to the High Street and bus routes. Cowdenbeath has a great range of amenities including shopping, schooling and leisure facilities. The property is within walking distance to the train station and there are close links to the A92 for the commuter. The property briefly comprises of - Entrance to the stairs leading to the property. Hallway. Spacious lounge with wall mounted electric fire. Kitchen is fitted with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Washing machine. Two double bedrooms with storage cupboards. Bathroom comprising of bath with overhead shower and screen, wash hand basin and WC. The property also benefits from gas central heating and double glazing. There is a shared garden to the rear and off street parking. The flat has in the past had a garage which is now in a poor state of repair. Early viewing is highly recommended to fully appreciate the space and layout on offer.

First Floor

Entrance Hallway



Lounge



4.3m x 4.8m (14' 1" x 15' 9")

Kitchen



2.8m x 2.4m (9' 2" x 7' 10")

Bedroom



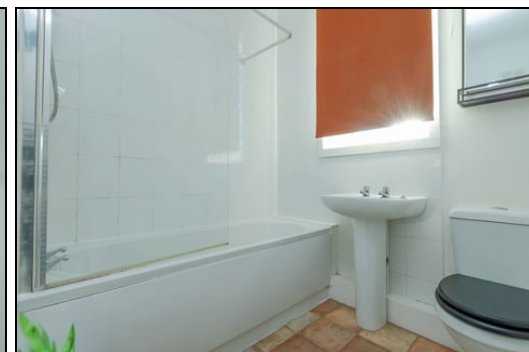
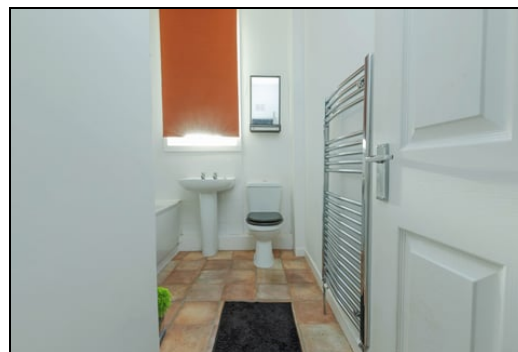
3.2m x 4.9m (10' 6" x 16' 1")

Bedroom



3.8m x 3.3m (12' 6" x 10' 10")

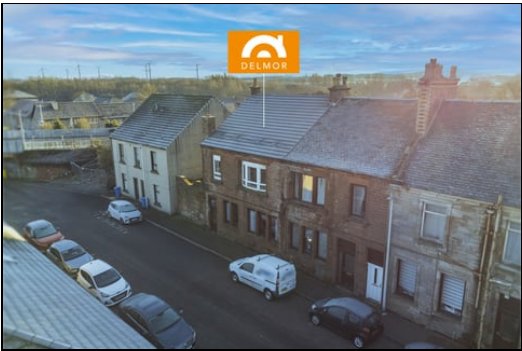
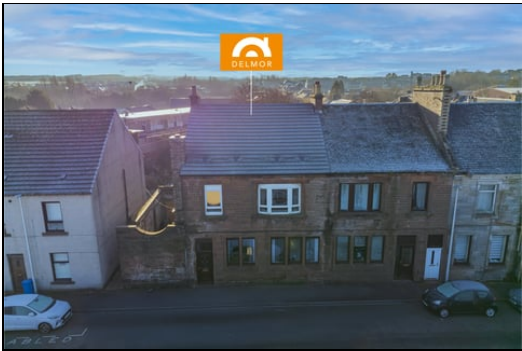
Bathroom



2.4m x 2.0m (7' 10" x 6' 7")



Garden & Surrounding Area

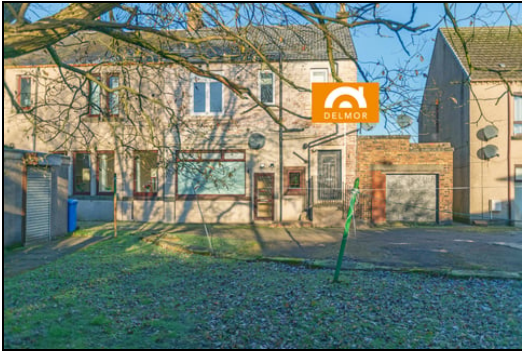


SONIC TAPE

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

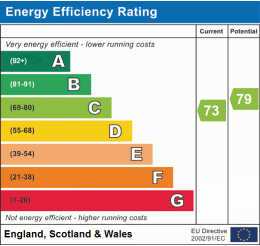
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

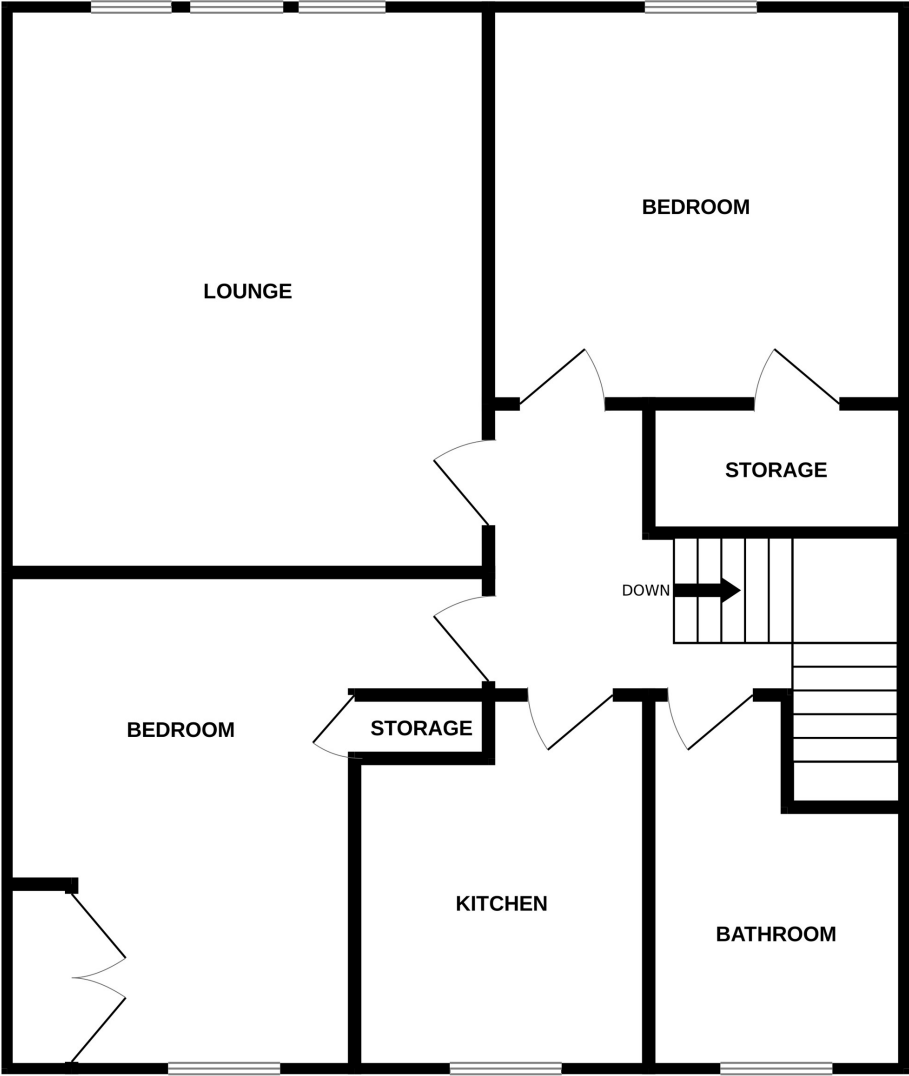
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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.



FIRST 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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