



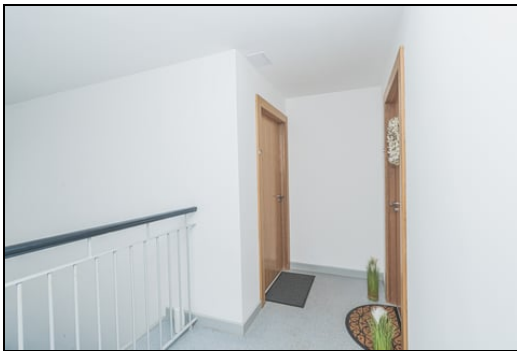
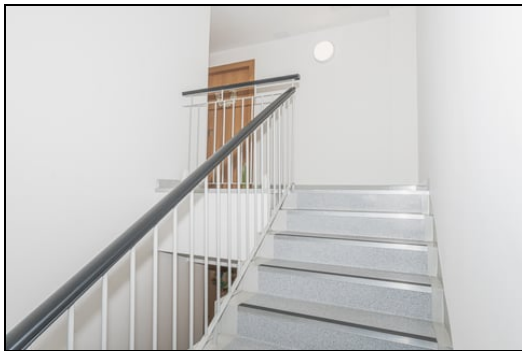
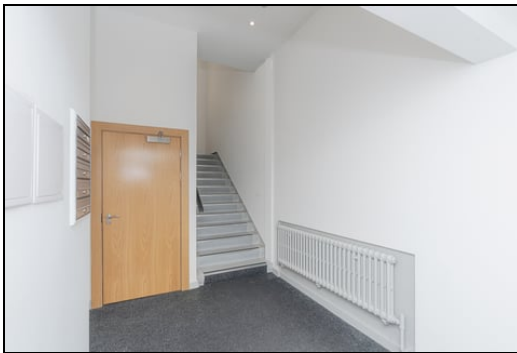
Offers Over £79,500
86d High Street, Cowdenbeath, Fife, KY4 9NF

86d High Street, Cowdenbeath, Fife, KY4 9NF

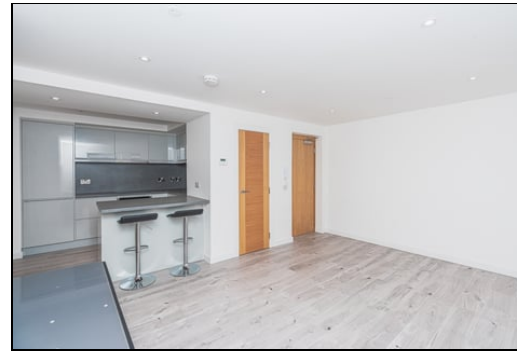
Delmor are delighted to present to the market this modern first floor flat set in a central location. Cowdenbeath has a great range of amenities including newly refurbished leisure centre, shopping and schooling. There is a train station and close links to the A92 making it an ideal base for the commuter. The property briefly comprises of, on the ground floor - Intercom entry to the communal stairwell leading to the first floor. Entrance door into the spacious lounge which is open plan to the kitchen. Modern kitchen with high gloss floor and wall mounted units incorporating electric hob with oven below with overhead extractor fan. Integrated fridge/freezer. Washer/dryer. Modern shower room comprising of walk in shower cubicle, WC and vanity unit housing the wash hand basin. Double bedroom with fitted high gloss double wardrobe. The property is finished to a high standard and also benefits from double glazing, sensor hall lighting, smart meters, electric combi heating and oak doors. There is also one allocated parking space to the rear. Early viewing is highly recommended on this move in condition property.

First Floor

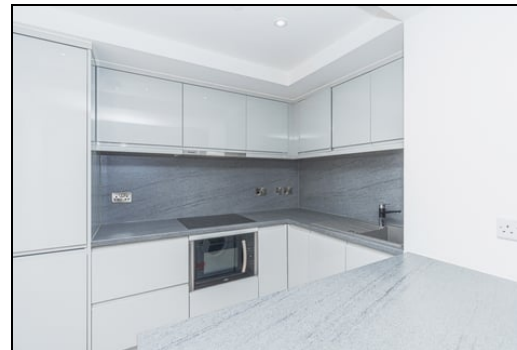
Internal communal stairwell



Lounge



Kitchen





Double Bedroom



Shower Room



Extras

All floor coverings. Electric hob, oven and extractor fan. Integrated fridge/freezer. Washer/dryer. Allocated parking space.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SECOND FLOOR

