



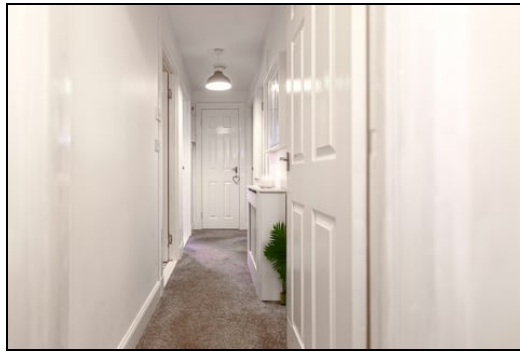
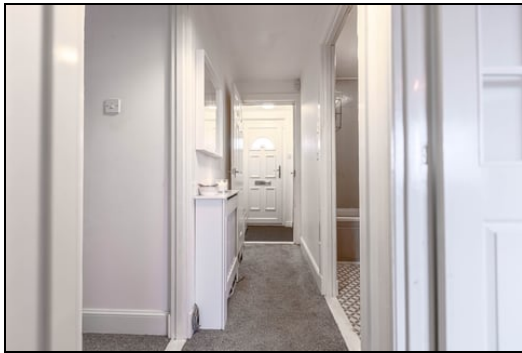
Offers in Region of £85,000
116a Lochgelly Road, Cowdenbeath, Fife, KY4 9HD

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Delmor are delighted to present to the market this ground floor flat set in a sought after location close to all local amenities. 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 hallway. Lounge with bay window. Kitchen is fitted with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Two bedrooms both of which have fitted wardrobes. 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 are also two parking spaces to the rear.

Ground Floor

Entrance Hallway



Lounge



4.7m x 4.4m (15' 5" x 14' 5")



Kitchen



2.6m x 2.4m (8' 6" x 7' 10")

Bedroom 1



3.1m x 3m (10' 2" x 9' 10")

Bedroom 2



3m x 2.8m (9' 10" x 9' 2")

Bathroom



2.2m x 2m (7' 3" x 6' 7")

Surrounding Area



Extras

All floor coverings. Gas hob with electric oven and extractor fan.



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

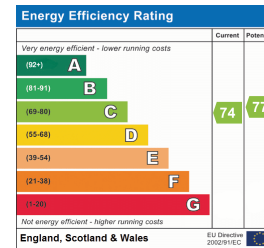
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

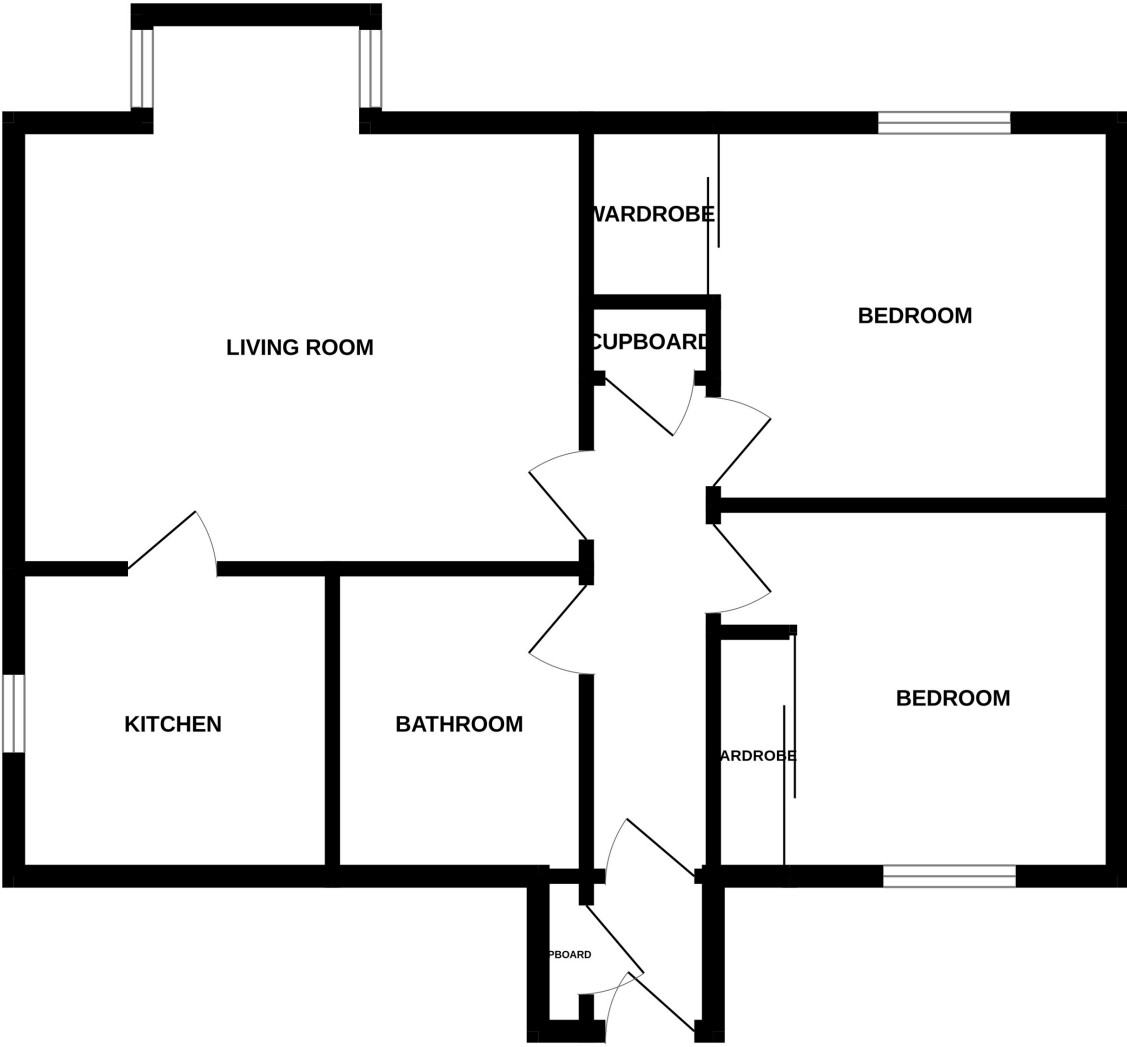
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FREE VALUATION

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



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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