



**Offers Over £97,000**  
**116/4 Lochgelly Road, COWDENBEATH, Fife, KY4 9HD**

# 116/4 Lochgelly Road, COWDENBEATH, Fife, KY4 9HD

Delmor are delighted to be marketing this beautifully presented first floor flat set in a central location and on a bus route. 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 to the communal stairwell. Entrance door through to the hallway with storage cupboard. Bright spacious modern lounge with bay window. Kitchen with modern floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Washing machine. Modern shower room comprising of corner shower cubicle. Vanity unit housing the wash hand basin. WC. There are two double bedrooms both having fitted mirrored wardrobes. The property also benefits from gas central heating, double glazing and has it's own garage to the rear. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

## Directions

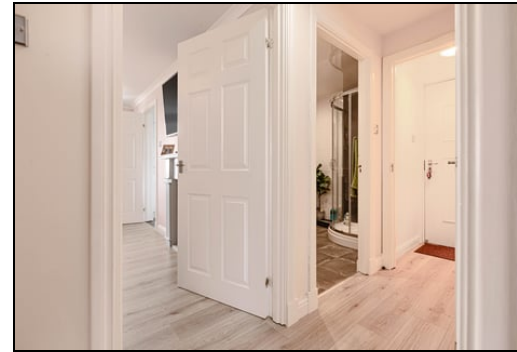
## Ground Floor

### Communal Stairwell



### First Floor

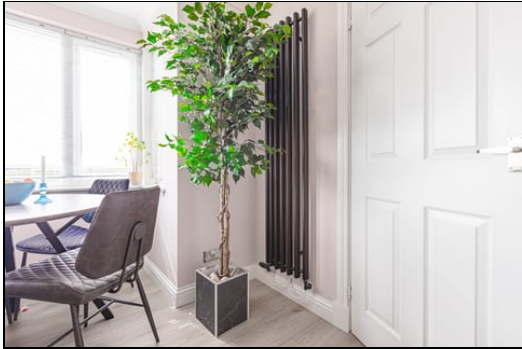
### Entrance Hall



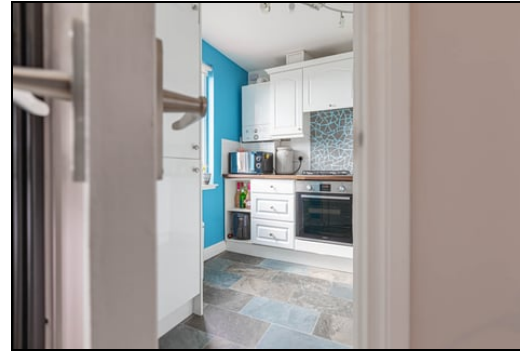
### Lounge



5.49m x 3.56m (18' 0" x 11' 8")

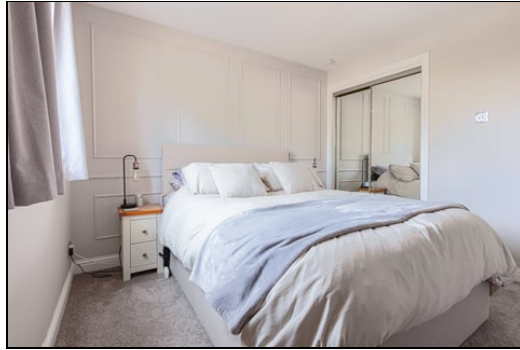


## Kitchen



2.59m x 2.24m (8' 6" x 7' 4")

## Bedroom 1



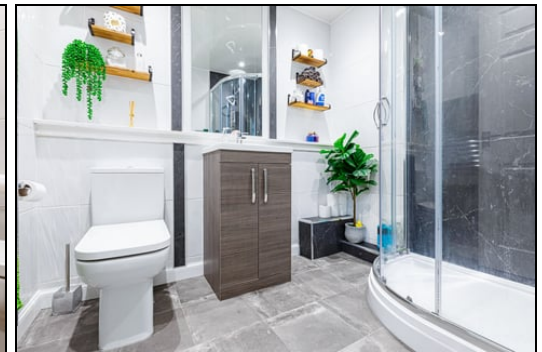
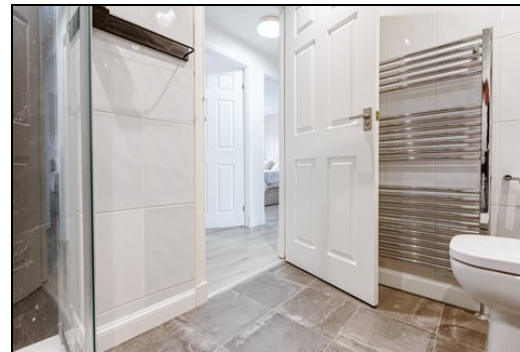
3.02m x 3.00m (9' 11" x 9' 10")

## Bedroom 2



2.79m x 2.36m (9' 2" x 7' 9")

## Shower Room





### Garage

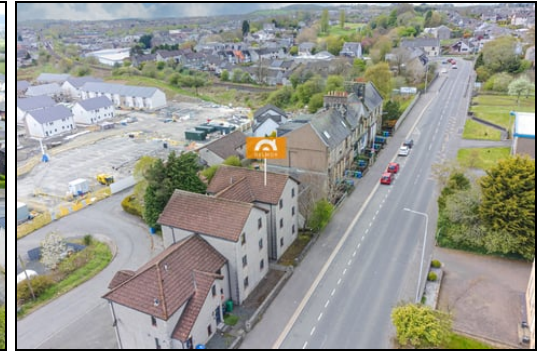


### Extras

All floor coverings. Gas hob, electric oven and extractor fan. Washing machine.

### 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.

