



**Offers in Region of £185,000**  
**46 Southfield, Cowdenbeath, Fife, KY4 9JH**

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Delmor are delighted to be marketing this stunning semi detached villa set in a much sought after location. 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 with stairs leading to the first floor. Downstairs toilet comprising of vanity unit housing the wash hand basin. WC. Bright spacious lounge/dining room. Modern kitchen fitted with floor and wall mounted units incorporating gas hob with overhead extractor fan. Splashback tiling. Wall mounted electric oven and microwave. Kickboard lighting. First floor has top hallway. There are three bedrooms two of which have mirrored wardrobes. Modern newly completed family bathroom comprising of walk in shower cubicle. Wall hung WC. Bath. Vanity unit housing the wash hand basin. LED mirror, TV and feature lighting. The property also benefits from gas central heating, double glazing and oak doors throughout. The front gardens are open with mono block driveway leading to the driveway. The rear gardens are enclosed and all low maintenance with astro turf and slabbed patio area. There is an outdoor bar which is also being utilised as a cinema room an ideal space for entertaining. Early viewing is highly recommended on this truly move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Hallway



### Downstairs Toilet



3.1m x 6.1m (10' 2" x 20' 0")

### Lounge/Dining Room



6.71m x 3.66m (22' 0" x 12' 0")

### Kitchen

3.05m x 2.74m (10' 0" x 9' 0")



First Floor

Top Hallway

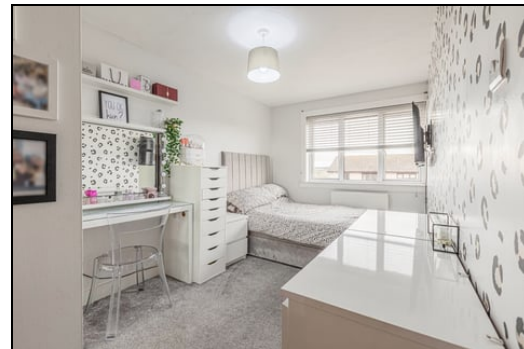


Bedroom



2.41m x 3.96m (7' 11" x 13' 0")

Bedroom



3.35m x 2.74m (11' 0" x 9' 0")

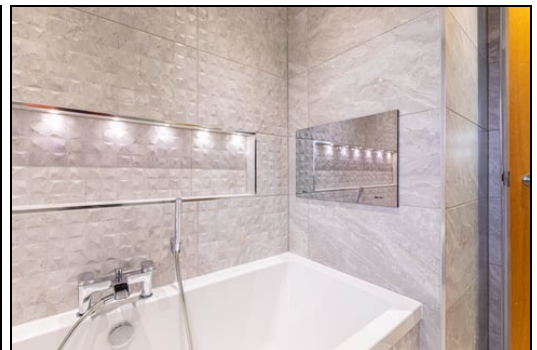
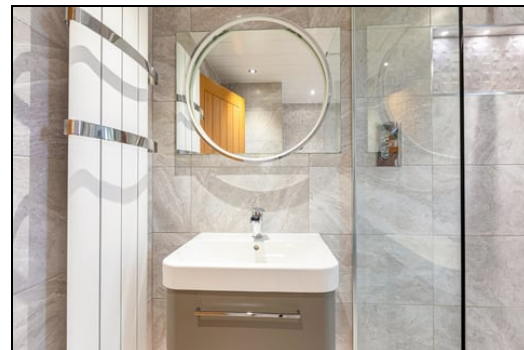


Bedroom



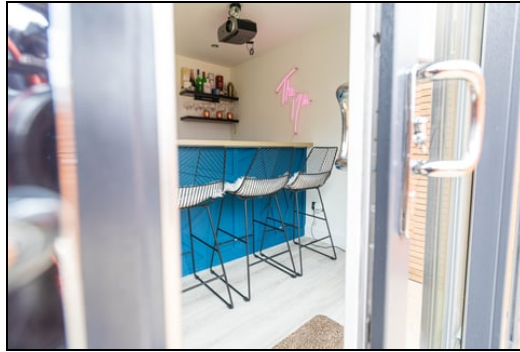
2.39m x 3.05m (7' 10" x 10' 0")

Bathroom



2.2m x 2.4m (7' 3" x 7' 10")

## Cinema/Bar



## Gardens



## Extras

All floor coverings. Gas hob. Extractor fan. Electric oven and microwave. Washing machine and tumble dryer. TV in the bathroom.

## SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

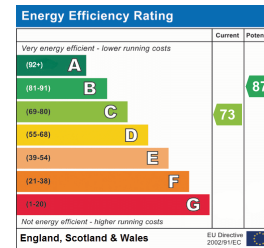


## MORTGAGE & FINANCIAL ADVICE

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.



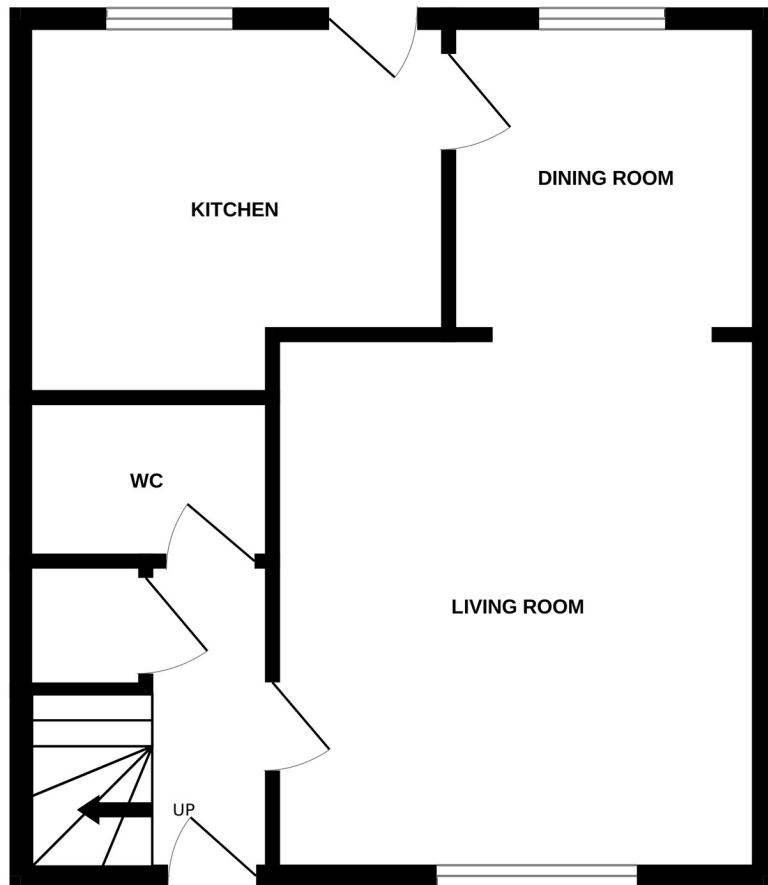
## MEASUREMENTS

All measurements are approximate.

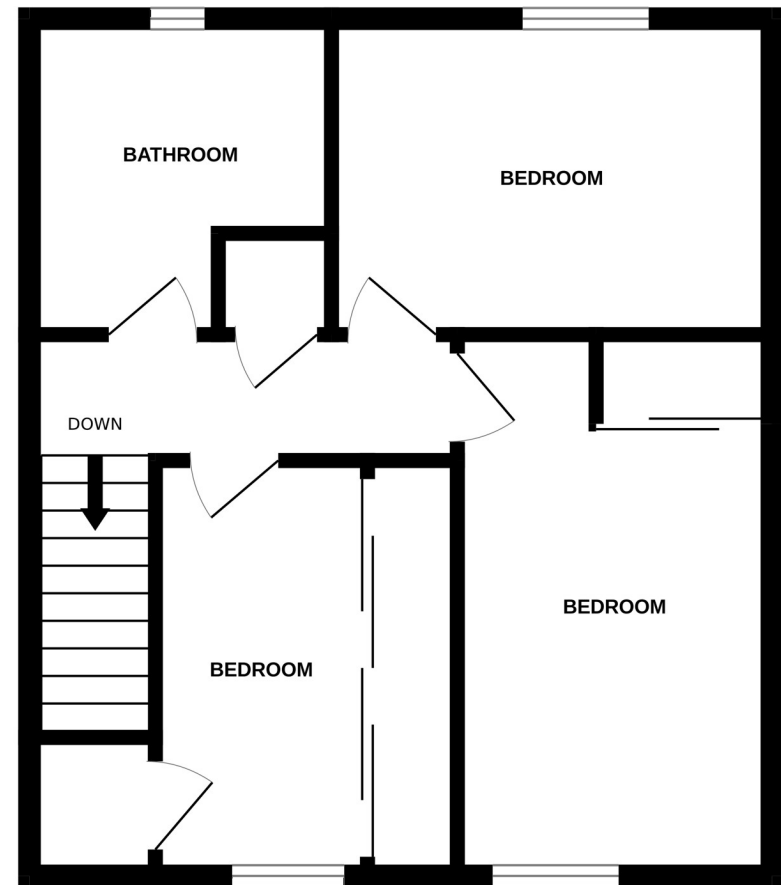
## APPLIANCES/SERVICES

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

GROUND FLOOR



1ST 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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