



**Offers Over £105,000**

**4 Hawthorn Crescent, Hill of Beath, Cowdenbeath, Fife, KY4 8EF**

# 4 Hawthorn Crescent, Hill of Beath, Cowdenbeath, Fife, KY4 8EF

Delmor are delighted to present to the market this mid terraced villa set in a popular location. The accommodation briefly comprises of on the ground floor - Entrance hallway with storage cupboard and stairs leading to the first floor. Spacious lounge. Kitchen is fitted with an array of floor and wall mounted units incorporating cooker, washing machine and tumble dryer. Top floor has a hallway giving access to three double bedrooms. Wet room shower room comprising of shower, wash hand basin and WC. The front gardens are easily maintained with chips and the rear gardens are enclosed with slabs and chips. Shed. The property benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer within making it an ideal family home.

## Ground Floor

### Entrance



### Lounge



5.9m x 4.3m (19' 4" x 14' 1")



### Kitchen

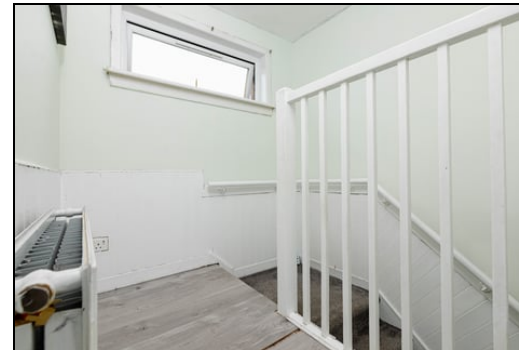


3.4m x 3.7m (11' 2" x 12' 2")

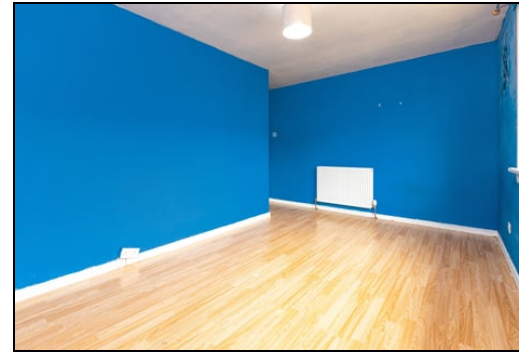


## First Floor

### Top Hall



### Bedroom 1



### Bedroom 3



3.6m x 3.6m (11' 10" x 11' 10")

### Bedroom 2



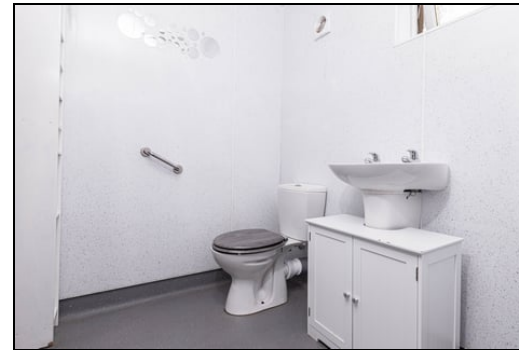
3.4m x 3.6m (11' 2" x 11' 10")



3.3m x 3.4m (10' 10" x 11' 2")



### Wet Room



1.7m x 2.2m (5' 7" x 7' 3")



## Garden



## 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.

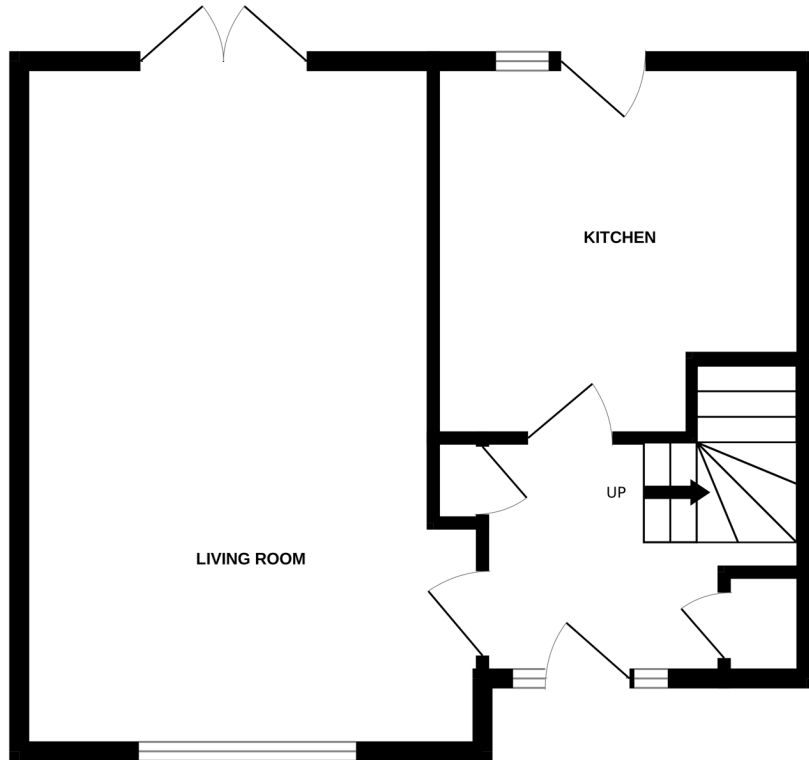
## MORTGAGE & FINANCIAL ADVICE

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.

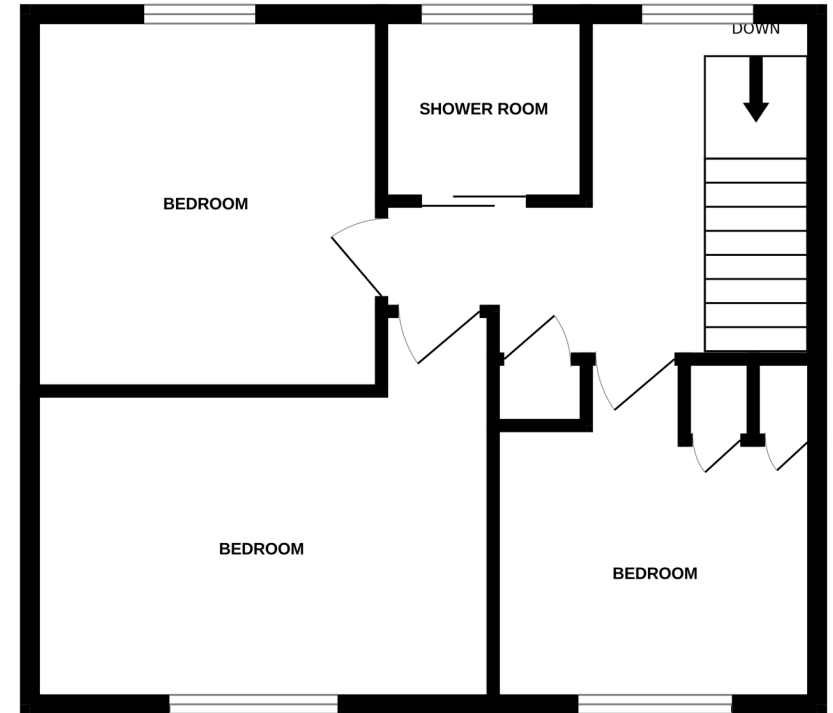
## FREE VALUATION

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.

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.  
Made with Metropix ©2024