



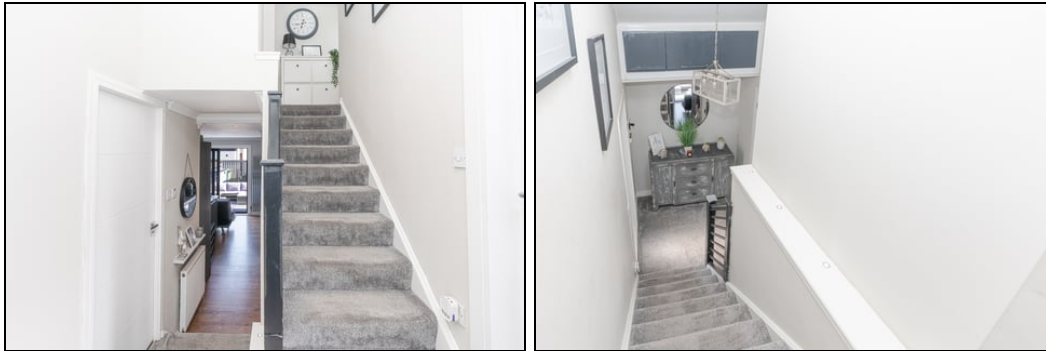
Offers Over £149,950
35 Johnston Park, Cowdenbeath, Fife, KY4 9AZ

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Delmor are delighted to bring to the market this well presented Mid Terraced Villa set in a much sought after private residential location. Cowdenbeath has a great range of amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 making it an ideal base for the commuter. The property briefly comprises on the ground floor - entrance door to hallway. Stairs to first floor. Storage cupboard. Further storage cupboard. Utility cupboard plumbed for washing machine. Housing boiler. Spacious lounge. Modern dining kitchen incorporating electric hob, oven, extractor fan, microwave, dishwasher, fridge freezer. Ample space for dining. French doors to garden. Family bathroom comprising of jacuzzi bath with shower and screen over. WC and wash hand basin. Towel radiator. First floor has a top hall with hatch to attic. Bedroom 1 is a spacious double room with an ensuite. Ensuite with double shower cubicle, vanity unit housing sink. Bedroom 2 is a further double room. Bedroom 3 is another good sized room. Garden to front laid with astro. Enclosed easily maintained garden to rear with astro and decking areas. Brick outhouse which is ideal for entertaining. Separate garage. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition property.

Ground Floor

Entrance



Utility



2.1m x 1.5m (6' 11" x 4' 11")

Lounge



3.9m x 4.4m (12' 10" x 14' 5")

Kitchen



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

Bathroom



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

First Floor

Top Hall



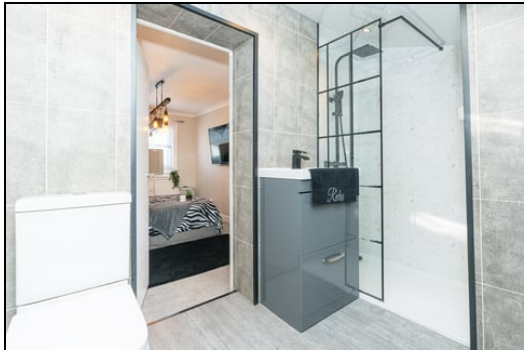
Bedroom 1



3.9m x 2.7m (12' 10" x 8' 10")



Ensuite



2.8m x 2.4m (9' 2" x 7' 10")



Bedroom 2



3.8m x 2.4m (12' 6" x 7' 10")



Bedroom 3



3m x 2.6m (9' 10" x 8' 6")



Outhouse



Gardens and Garage



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

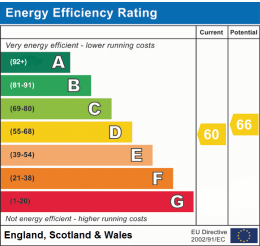
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

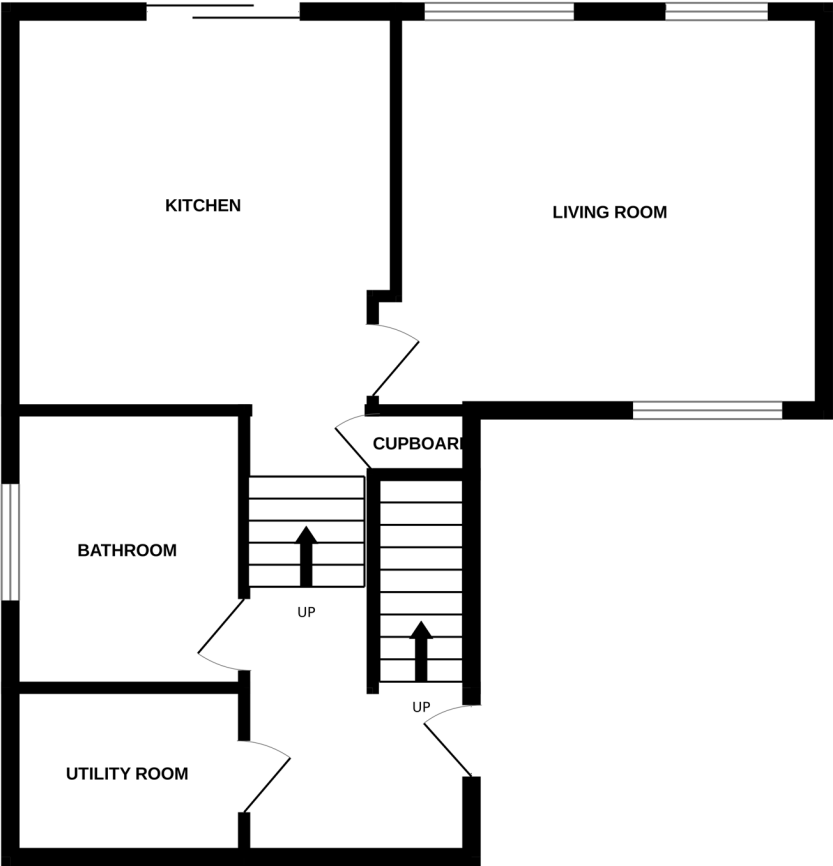
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

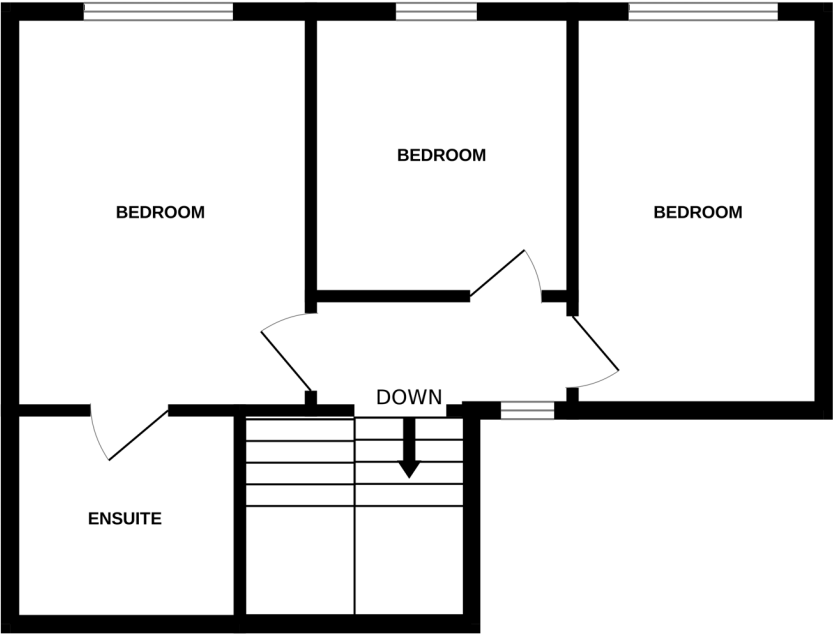
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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.
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