



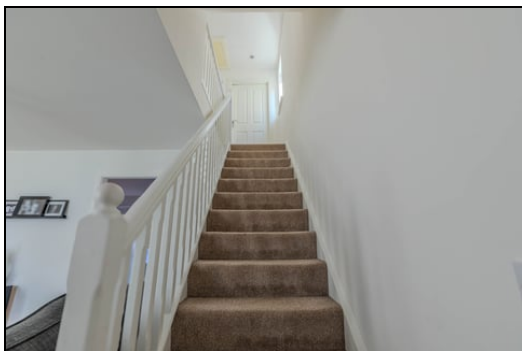
**Offers in the region of £200,000**  
**8 Hilton Road, Cowdenbeath, Fife, KY4 9EJ**

# 8 Hilton Road, Cowdenbeath, Fife, KY4 9EJ

Delmor are delighted to be marketing this modern well presented semi detached villa set in a private residential estate 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. Toilet with wash hand basin and WC. Spacious lounge with stairs leading to the first floor. Dining kitchen is fitted with modern floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Integrated dishwasher and fridge/freezer. Ample space for dining table and chairs. French doors leading to the rear garden. First floor has top hallway with hatch to the attic space. Master bedroom is a double with mirrored wardrobes. Bedroom 2 is a further double with mirrored wardrobes. Bedroom 3 has a storage cupboard. Modern 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. The garden to the front is open with driveway allowing off street parking for two cars. There are enclosed landscaped gardens to the rear. Garden shed. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Hallway



### Downstairs WC



1.2m x 2.6m (3' 11" x 8' 6")

### Lounge

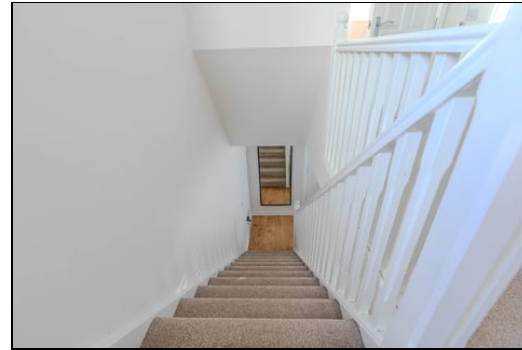
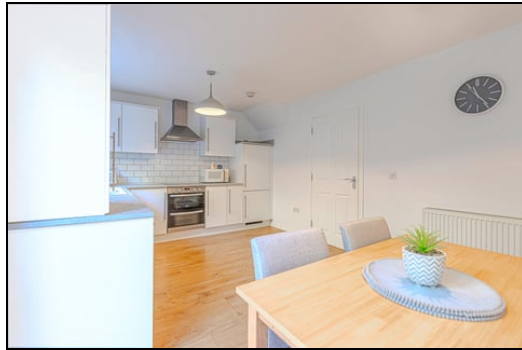


4.0m x 5.0m (13' 1" x 16' 5")



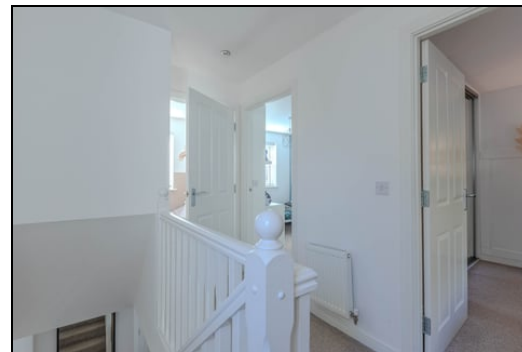
Dining Kitchen

Top Hallway



4.9m x 3.2m (16' 1" x 10' 6")

First Floor



## Master Bedroom

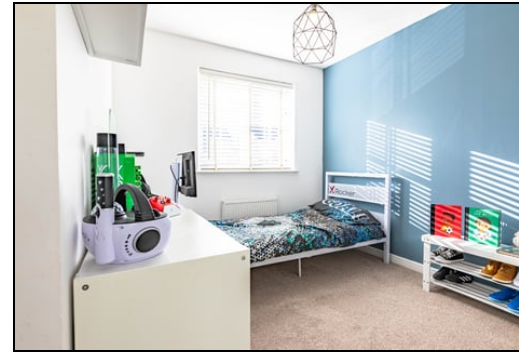


2.7m x 3.3m (8' 10" x 10' 10")

## Bedroom 2



2.6m x 3.2m (8' 6" x 10' 6")



## Bedroom 3



2.3m x 2.4m (7' 7" x 7' 10")

## Bathroom



1.8m x 2.3m (5' 11" x 7' 7")

## Gardens



## Extras

All floor coverings. Electric hob, oven and extractor fan. Integrated dishwasher and fridge/freezer. Garden shed.



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

