



Offers Over £73,000
48 Dunfermline Road, Crossgates, Cowdenbeath, Fife, KY4 8AP

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Delmor are delighted to be marketing this well presented first floor flat which is newly decorated and carpeted throughout, set in a much sought after location. Crossgates has many amenities including shopping and schooling. There are close links to the M90/A92 and Halbeath park and ride for the commuter. Dunfermline leisure park and the city centre offers additional facilities. The property briefly comprises of - Entry into the bright modern kitchen with floor base units incorporating gas hob with electric oven below. Fridge/freezer and washing machine. Spacious lounge with storage cupboard. Ample space for table and chairs. Double bedroom with small wardrobe/storage. Bathroom with four piece white suite comprising of corner shower cubicle, WC, bath and wash hand basin. There is a communal drying area to the rear. The property also benefits from gas central heating (the boiler is under 5 years old) and double glazing. Early viewing is essential and would ideally suit the first time buyer or a great investment opportunity for a buy to let.

First Floor

Kitchen



2.92m x 2.92m (9' 7" x 9' 7")



Lounge



4.47m x 4.75m (14' 8" x 15' 7")

Bedroom



3.76m x 3.35m (12' 4" x 11' 0")

Bathroom



2.44m x 2.57m (8' 0" x 8' 5")

Surrounding Area



Extras

All floor coverings. Gas hob, electric oven, fridge/freezer and washing machine. Small wardrobe/storage in bedroom. Other furniture can be included if required.



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

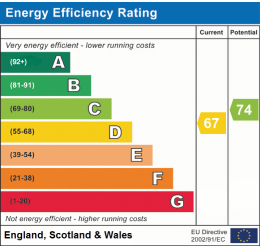
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.



FIRST FLOOR

