



Offers Over £164,500

108 Droverhall Avenue, Crossgates, Cowdenbeath, Fife, KY4 8BW

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Delmor are delighted to bring this modern, well presented semi detached villa to the market. Crossgates has a range of amenities and close to Dunfermline City which has a host of amenities including shopping, schooling and Duloch Leisure Park. There are also close links to the M90/A92 and Halbeath Park and Ride for the commuter. The property briefly comprises of on the ground floor - Entrance hallway with stairs leading to the first floor. Bright Lounge/Dining room with French doors leading to the rear gardens. Ample space for dining table and chairs. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Storage cupboard. Integrated dishwasher. Downstairs WC comprising of vanity unit housing the wash hand basin and WC. First floor has access to three double bedrooms. Shower room comprising of shower cubicle. Vanity unit housing the wash hand basin. WC. The front gardens are open. The rear gardens are fully enclosed with decked and astro turf areas. There is a beautiful garden room which is currently being utilised as a bar and has a hot tub enclosure. This garden is the perfect entertaining/ al fresco dining area. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

Ground Floor

Entrance Hallway



Lounge/Dining Room



6.23m x 4.43m (20' 5" x 14' 6")

Kitchen



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

Downstairs WC



First Floor

Top Hallway





Bedroom

Bedroom



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



Bedroom

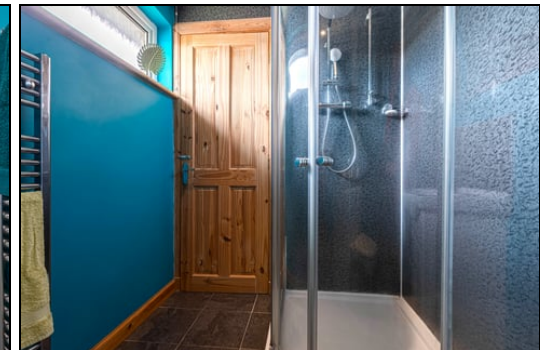


3.3m x 3.4m (10' 10" x 11' 2")

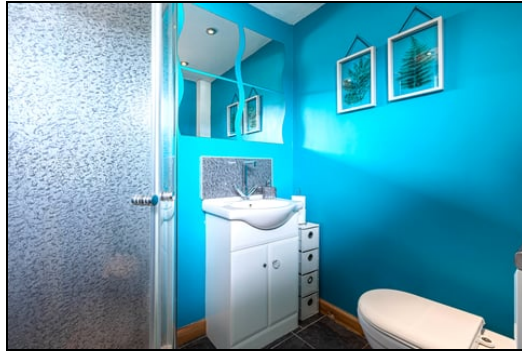
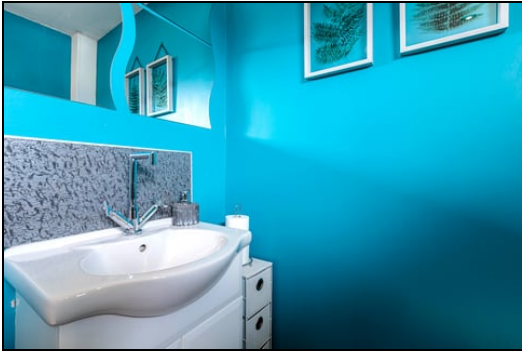


3.6m x 3.6m (11' 10" x 11' 10")

Shower Room



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



Garden Room

Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor fan. Integrated dishwasher.

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

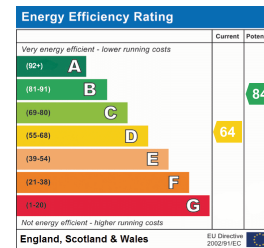
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

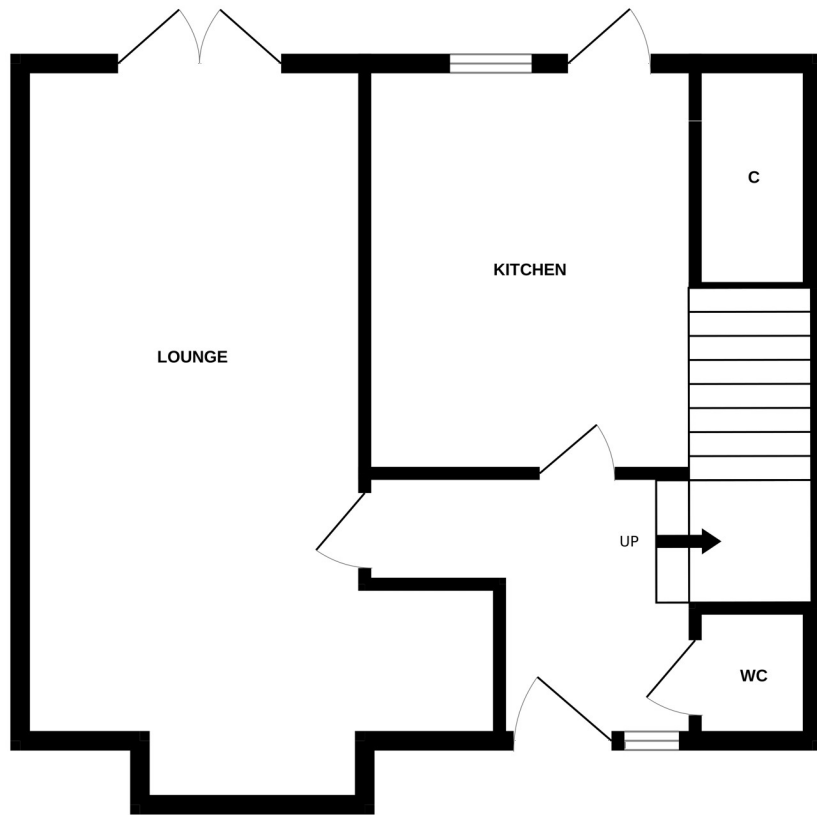
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

FREE VALUATION

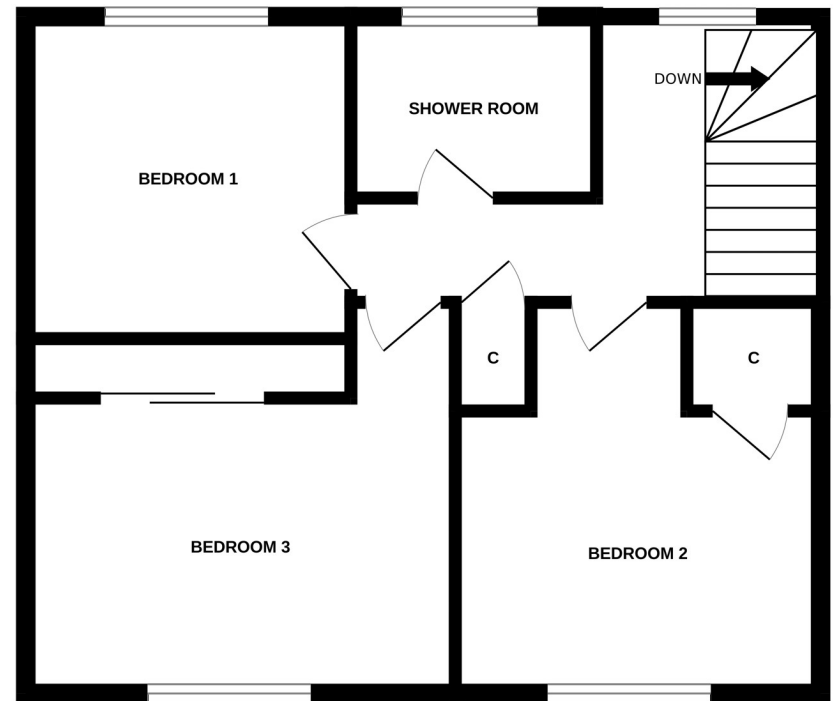
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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