



**Offers Over £120,000**  
**1 Fountain Place, Cowdenbeath, Fife, KY4 9QZ**

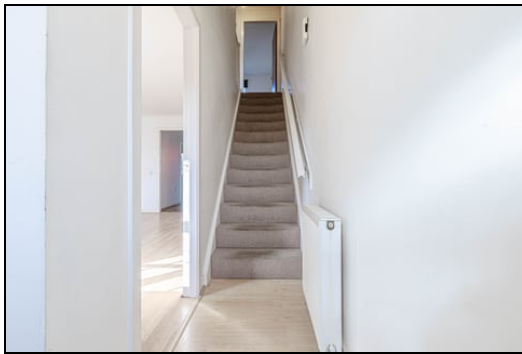


# 1 Fountain Place, Cowdenbeath, Fife, KY4 9QZ

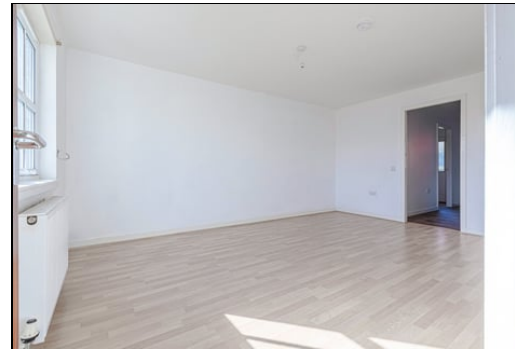
Delmor are delighted to be marketing this keenly priced Semi Detached Villa set within close proximity to the High Street. Cowdenbeath has a host of amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 for the commuter. The property briefly comprises of - Ground Floor - Entrance door to hallway. Stairs to first floor. Good sized lounge with storage cupboard. Kitchen is fitted with an array of top and base units. Door to rear hallway. Rear hall with large walk-in cupboard. Door to rear garden. On the first floor there is a top hallway with hatch to attic. Bedroom 1 is a double room with mirror wardrobe. Bedroom 2 is a double room with built in wardrobe. Bedroom is a further double room. Bathroom comprising of bath with shower over, WC and sink. Front garden is mainly laid to lawn. Enclosed garden to rear, mostly laid to lawn with paved area. Parking is located to the front. The property also benefits from gas central heating and double glazing.

## Ground Floor

### Entrance



### Lounge



4.83m x 3.56m (15' 10" x 11' 8")

### Kitchen



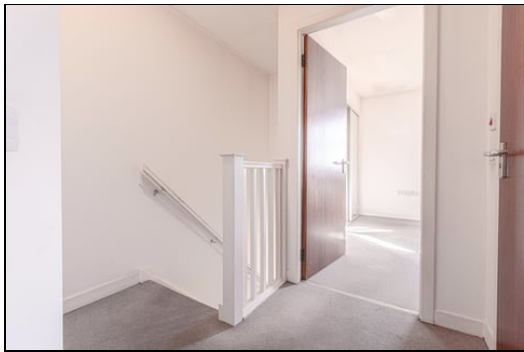
3.78m x 3.28m (12' 5" x 10' 9")

**Rear Hall**



**First Floor**

**Top Hall**



**Bedroom 1**



3.56m x 3.25m (11' 8" x 10' 8")

**Bedroom 2**



3.780m x 2.24m (12' 5" x 7' 4")

### Bedroom 3



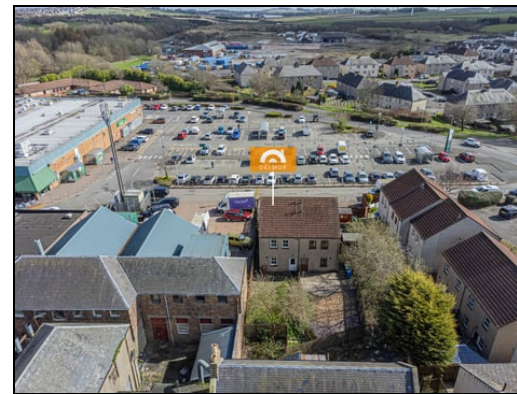
3.78m x 2.24m (12' 5" x 7' 4")

### Bathroom



2.21m x 2.08m (7' 3" x 6' 10")

### Gardens



### 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

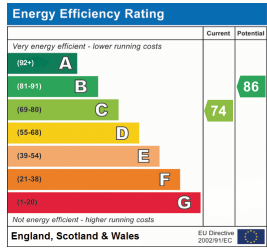
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### MORTGAGE & FINANCIAL ADVICE

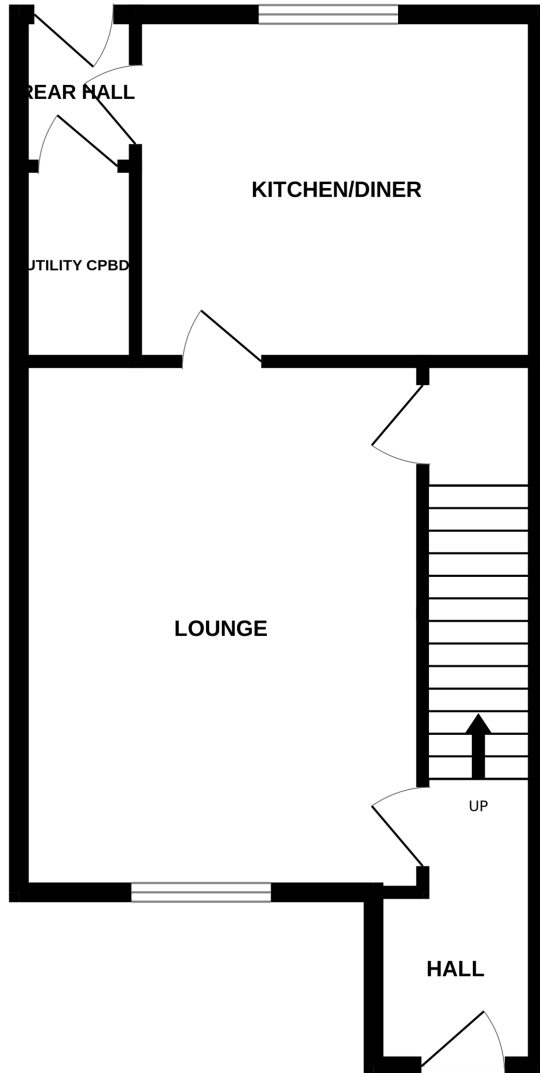
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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

