



**Offers Over £219,500**  
**2a Natal Place, Cowdenbeath, Fife, KY4 8HX**



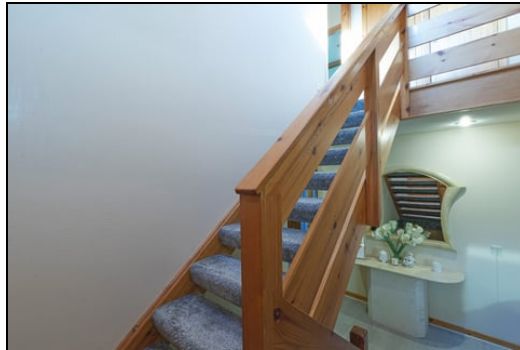
## 2a Natal Place, Cowdenbeath, Fife, KY4 8HX

Delmor are delighted to present to the market this rarely available detached villa which is spacious throughout and set in a central 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 for the commuter. The accommodation briefly comprises of on the ground floor - Entrance vestibule. Hallway with stairs leading to the first floor. Impressive lounge/dining room with patio doors through to the conservatory. Ample space for dining table and chairs. Modern breakfasting kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Dishwasher and fridge/freezer. Breakfast bar area. Patio doors to the conservatory. Conservatory overlooking the rear gardens. Utility room with floor and wall mounted units. Tumble dryer. Great sized family bathroom comprising of sunken jacuzzi bath, WC and wash hand basin. Recess display areas. First floor has top hallway with storage and velux window. Spacious master bedroom with wall to wall fitted wardrobes. Two velux windows allowing natural light. Modern ensuite comprising of shower cubicle, WC and wash hand basin. There are two further bedrooms with fitted wardrobes. Gardens to the front are mainly laid to lawn. There is a driveway to the side leading to the garage providing ample off street parking. The gardens to the rear are enclosed and has slabbed patio area and astro turf. 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 Vestibule

#### Hallway



#### Lounge/Dining Room



10.10m x 3.84m (33' 2" x 12' 7")

## Breakfasting Kitchen

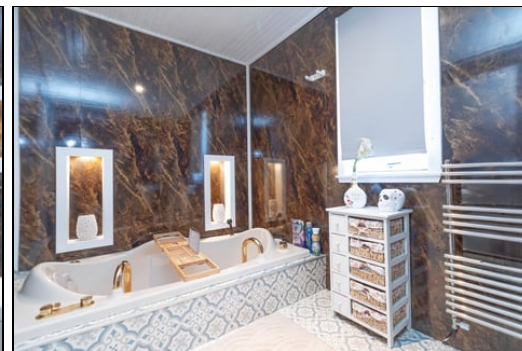
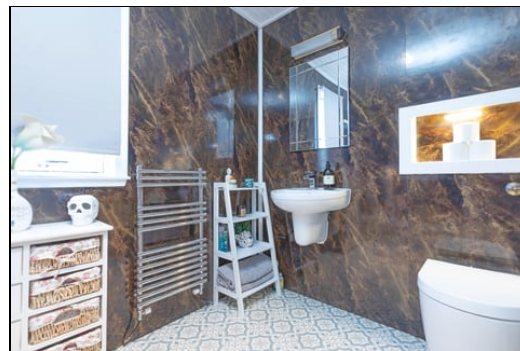
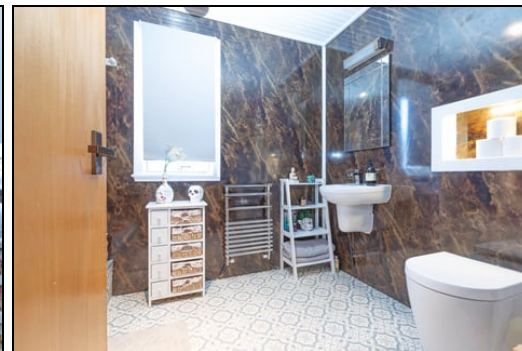
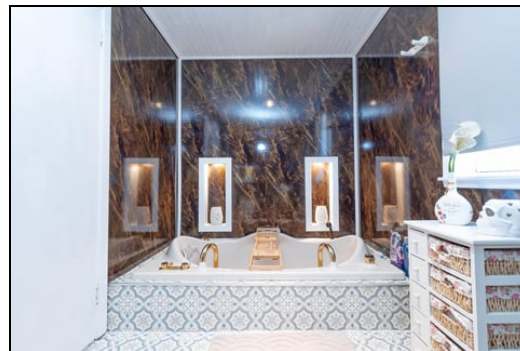


3.6m x 3.38m (11' 10" x 11' 1")

## Utility



## Bathroom



3.12m x 2.0m (10' 3" x 6' 7")

## Conservatory



## First Floor

## Top Hallway

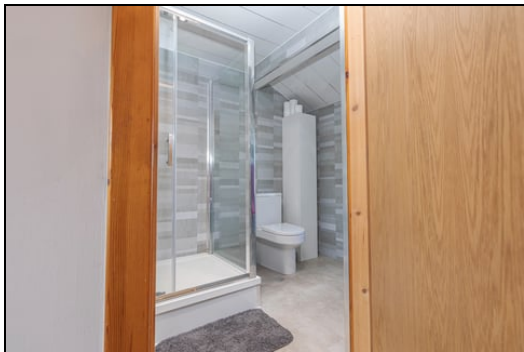


Master Bedroom

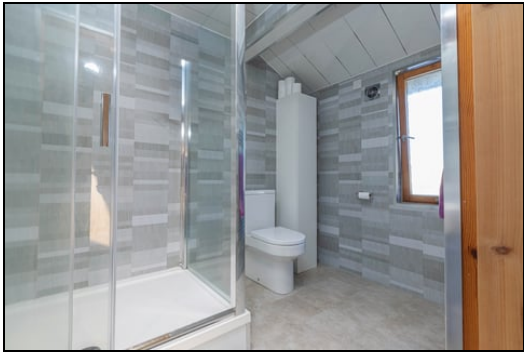
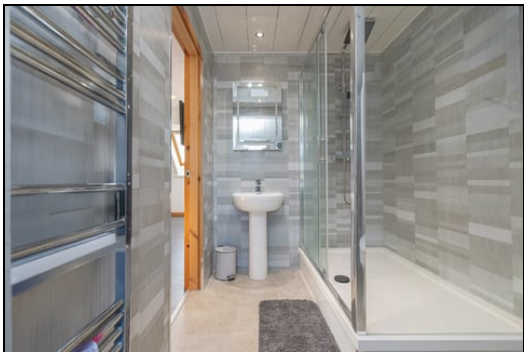


5.51m x 3.89m (18' 1" x 12' 9")

En Suite



2.47m x 1.70m (8' 1" x 5' 7")



Bedroom



3.61m x 2.92m (11' 10" x 9' 7")





Bedroom



3.05m x 2.87m (10' 0" x 9' 5")

Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor fan. Dishwasher and fridge/freezer. Tumble dryer.



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

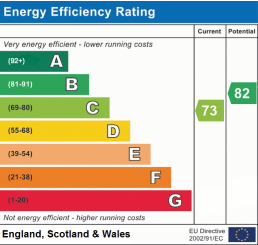
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

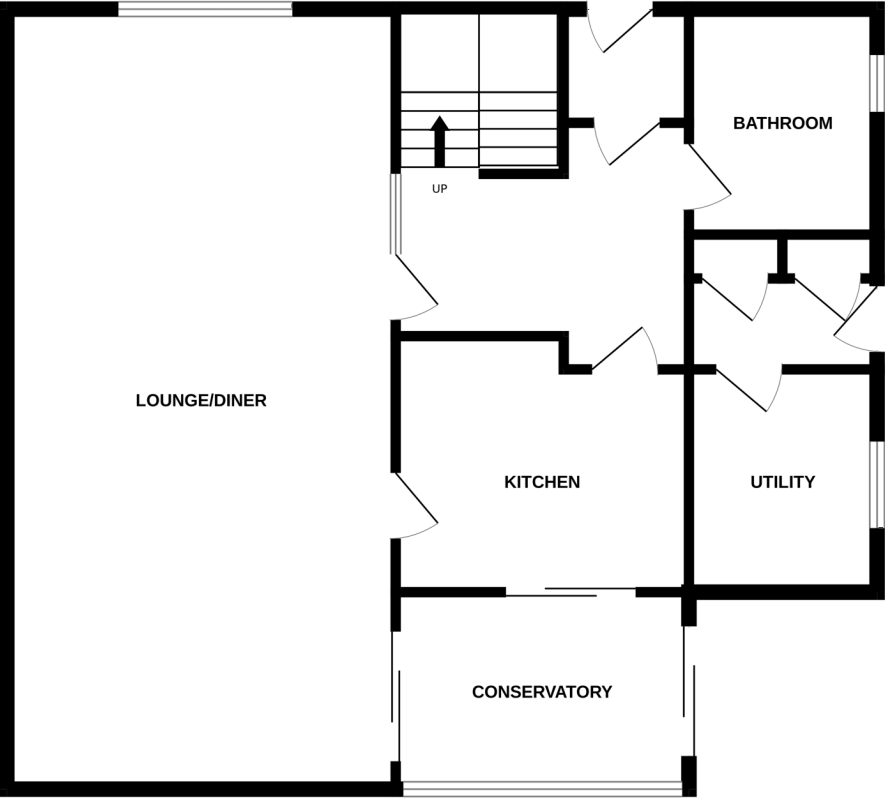
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

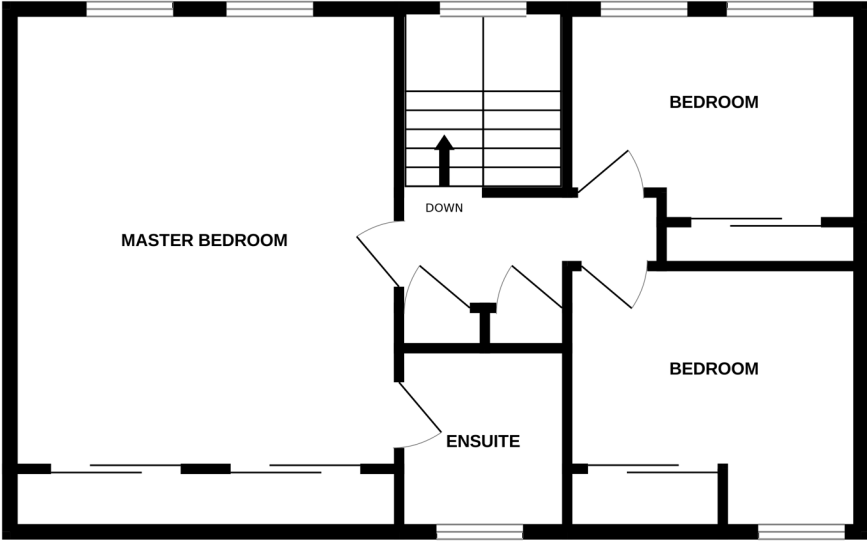
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GROUND FLOOR



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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