



**Offers Over £95,000**  
**12 Greenmount, Cowdenbeath, Fife, KY4 9RL**

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12 Greenmount, Cowdenbeath is a spacious Semi Detached Villa set in a cul-de-sac setting with good parking. The property briefly comprises on the ground floor entrance hallway, lounge, kitchen and bathroom. On the first floor there is 3 bedrooms. There is garden to the front, side and rear.

## Ground Floor

### Entrance

### Lounge



4.7m x 3.5m (15' 5" x 11' 6")

### Kitchen



4.5m x 2.6m (14' 9" x 8' 6")

### Bathroom



1.9m x 2m (6' 3" x 6' 7")

## First Floor

### Bedroom



3.6m x 3m (11' 10" x 9' 10")

## Bedroom



3.3m x 4.1m (10' 10" x 13' 5")

## Bedroom



4.6m x 3.2m (15' 1" x 10' 6")

## Gardens



## Parking



## Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

## 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.



