



**Offers Over £69,500**  
**26 Robert Smith Court, Lumphinnans, Cowdenbeath, Fife, KY4 8AE**



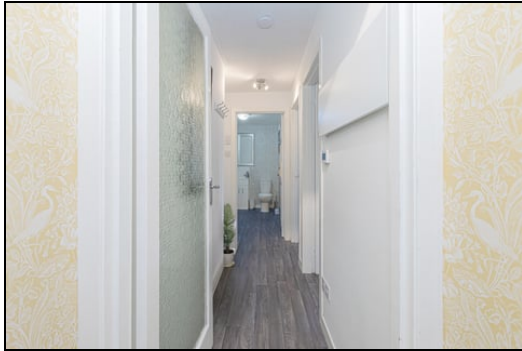
# 26 Robert Smith Court, Lumphinnans, Cowdenbeath, Fife, KY4 8AE

Delmor are delighted to bring to the market this well presented ground floor flat set in a central location. Lumphinnans is close to a great range of amenities including shopping, schooling and leisure facilities. The property is also on a bus route and close to a train station and the A92 for the commuter. The property briefly comprises of - Entrance vestibule through to the hallway with walk in storage cupboard. Spacious bright lounge with space for table and chairs. Kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Breakfast bar. Small fridge. Bathroom comprising of bath, separate shower cubicle, WC and vanity unit housing the wash hand basin. Double bedroom with fitted mirrored wardrobes. The property also benefits from double glazing and electric heating. There is private residents parking and communal gardens. Early viewing is highly recommended on this property which is offered in move in condition.

## Ground Floor

### Entrance Vestibule

### Hallway



### Lounge



5.8m x 3.7m (19' 0" x 12' 2")

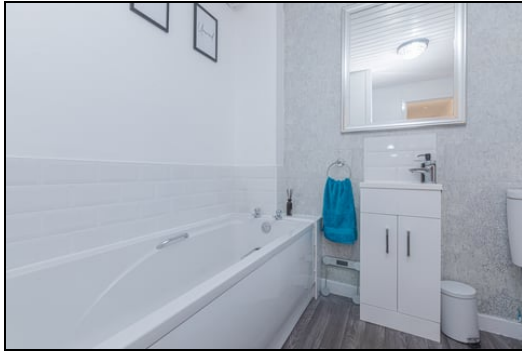


### Kitchen



3.1m x 2.2m (10' 2" x 7' 3")

## Bathroom



2.8m x 2.2m (9' 2" x 7' 3")

## Bedroom



3.2m x 3.2m (10' 6" x 10' 6")



## Surrounding Area



## Extras

All floor coverings, curtains and blinds. Electric hob, oven and extractor fan. Small fridge.

## 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

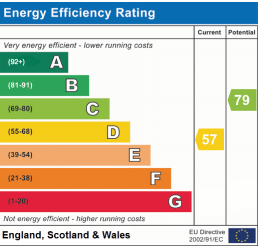
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

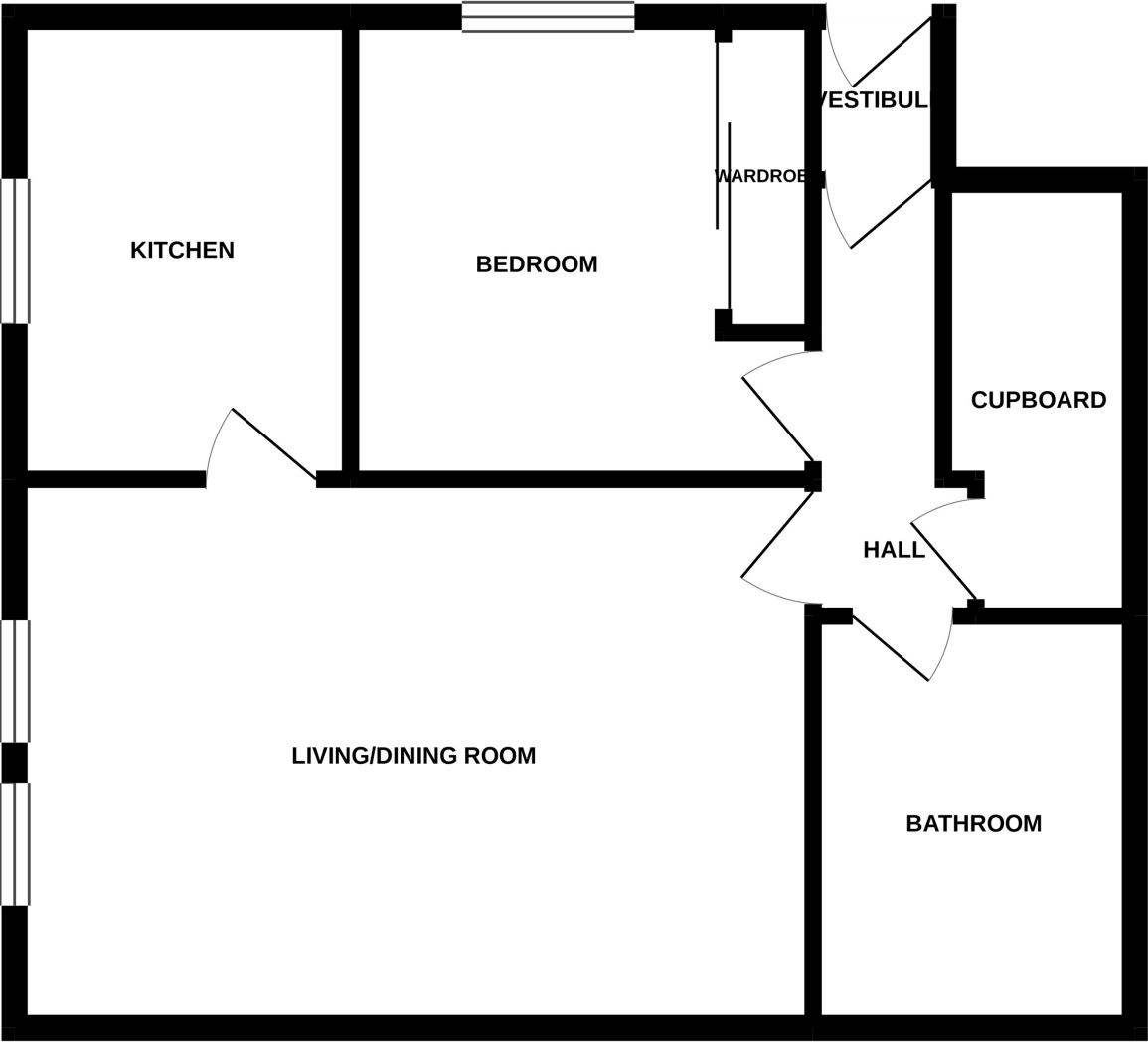
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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



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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