



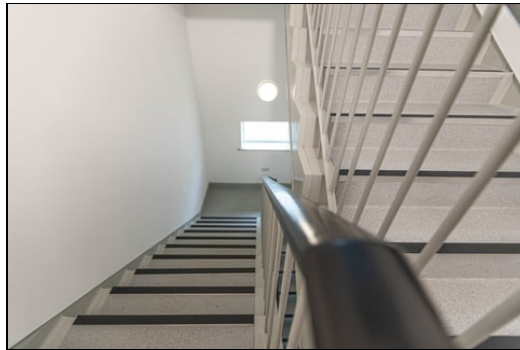
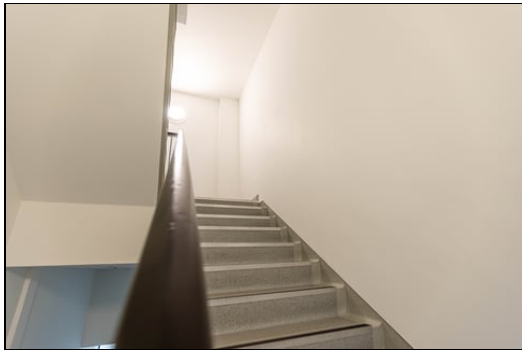
Offers in Region of £85,000
86a High Street, Cowdenbeath, Fife, KY4 9NF

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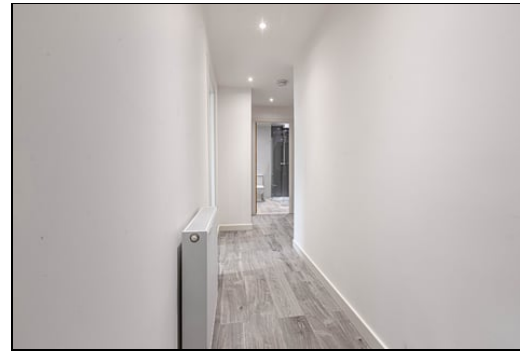
Delmor are delighted to present to the market this move in condition first floor flat set in a central location. Cowdenbeath has a host of amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 for the commuter making it ideal for the first time buyer or as a buy to let. The property briefly comprises of - Intercom entrance with sensor hall light, Allocated post box. Entrance door into hallway. Bright open plan lounge/kitchen. Modern kitchen incorporating electric hob, combi micro/oven. Integrated fridge/freezer and washing machine. Two double bedrooms with fitted wardrobes. Spacious shower room comprising of double shower cubicle. Vanity unit housing the wash hand basin. WC. The property has one allocated parking space to the rear and also benefits from electric combi heating, double glazing and oak doors. Early viewing is highly recommended on this desirable property.

First Floor

Communal Hallway

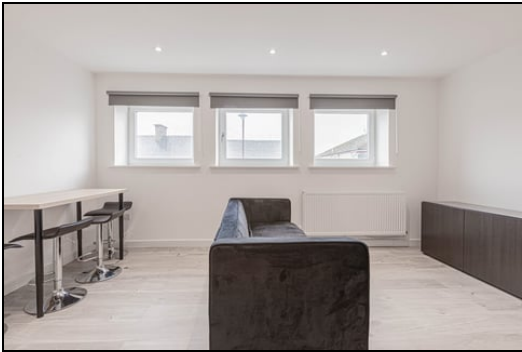


Entrance Hallway



Open Plan Lounge/Kitchen





Bedroom



3.3m x 2.8m (10' 10" x 9' 2")

Bedroom



2.2m x 3.2m (7' 3" x 10' 6")



Shower Room



2.3m x 1.7m (7' 7" x 5' 7")

Extras

All floor coverings. Electric hob. Combi micro.oven. Integrated fridge/freezer and washing machine. Allocated parking space.

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

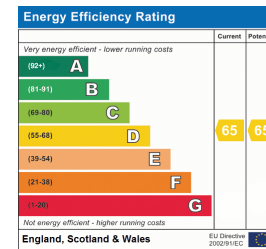
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

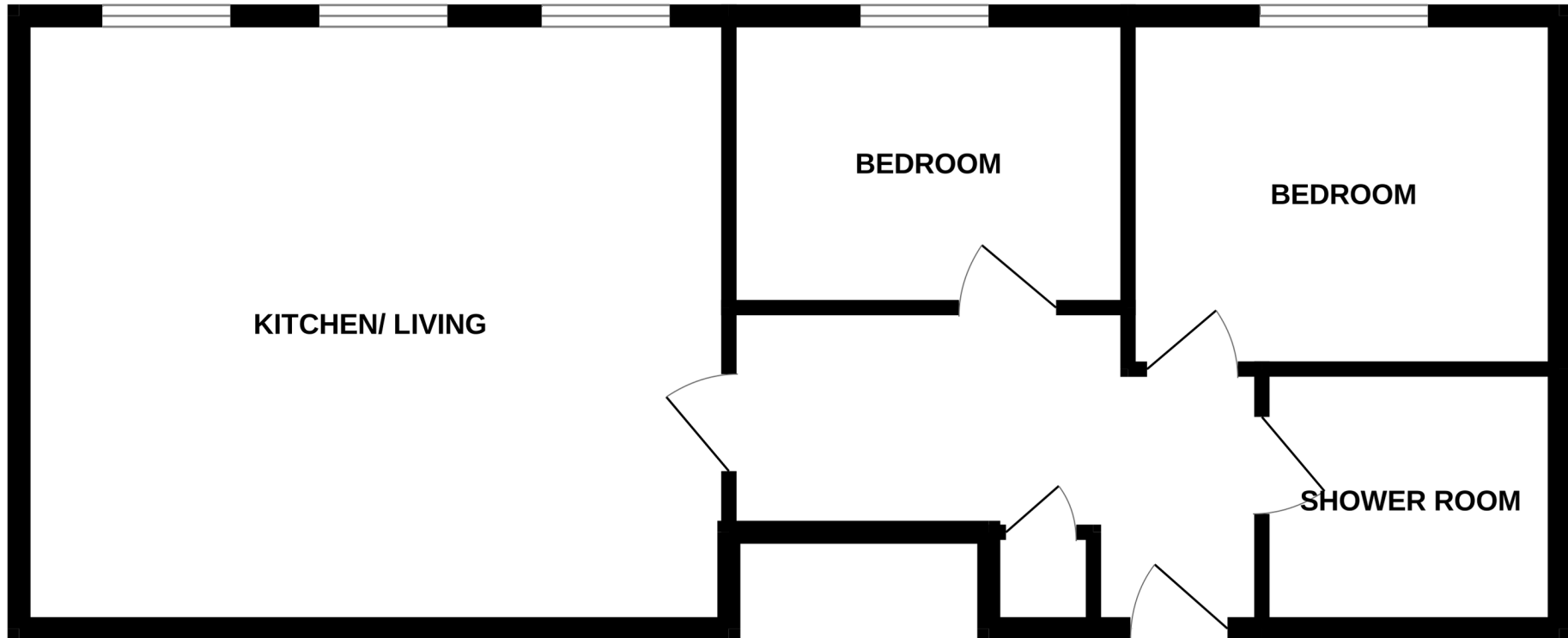
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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