



**Offers In Region Of £125,000**  
**30 Weir Avenue, Cowdenbeath, Fife, KY4 9NX**

# 30 Weir Avenue, Cowdenbeath, Fife, KY4 9NX

Delmor are delighted to present to the market this semi detached villa. 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 entrance hallway with stairs to first floor. Spacious lounge with feature fire, dining room off lounge with door leading into kitchen. Kitchen is fitted with array of top and base units. Rear vestibule with storage cupboard. Door to garden. Top hall with hatch to attic. Bedroom 1 is a spacious double room. Bedroom 2 is a double room with fitted wardrobe. Bedroom 3 is a further double room with storage cupboard. Shower room with double shower cubicle, WC and sink. Chipped garden to front. Chipped driveway to side. Enclosed garden to rear laid to lawn and paved area. Wooden garage. The property also benefits from double glazing and gas central heating. Early viewing is highly recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance



### Lounge



4.9m x 3.4m (16' 1" x 11' 2")

### Dining Room



## Kitchen



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

## Rear Vestibule

## First Floor

## Top Hall



## Bedroom 1



4.1m x 3.8m (13' 5" x 12' 6")

## Bedroom 2



3.7m x 2.9m (12' 2" x 9' 6")

### Bedroom 3



3.4m x 3.4m (11' 2" x 11' 2")

### Shower Room



1.8m x 2.1m (5' 11" x 6' 11")

### 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

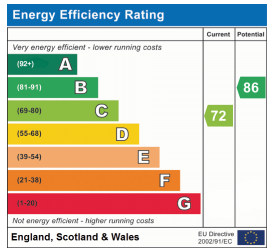
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### MORTGAGE & FINANCIAL ADVICE

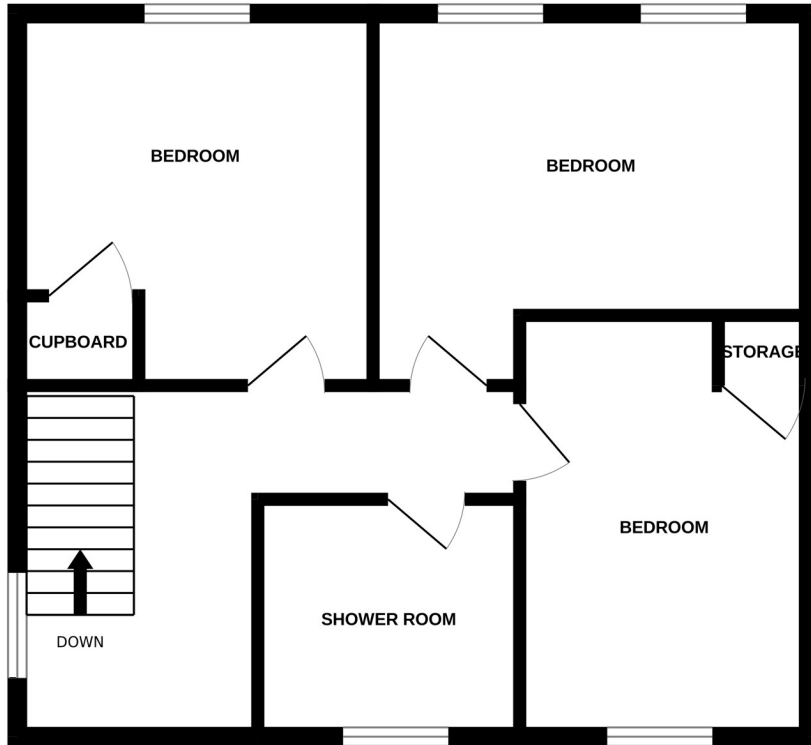
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

# FREE VALUATION

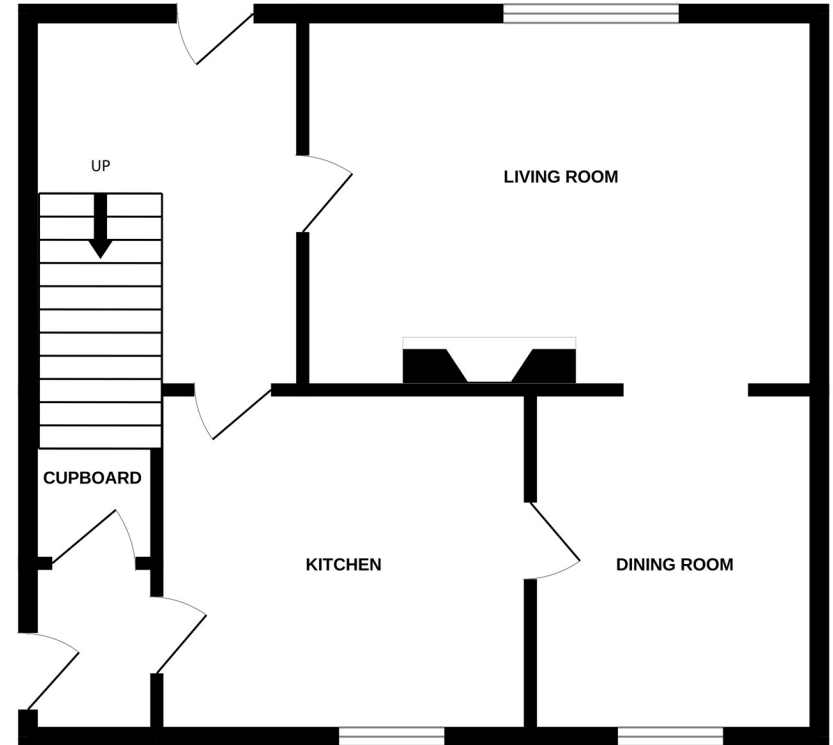
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



FIRST FLOOR



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.  
Made with Metropix ©2024