




DELMOR

Offers Over £199,950
90 Hilton Road, Cowdenbeath, Fife, KY4 9AW

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Welcome to 90 Hilton Road, Cowdenbeath. A well-presented mid-terraced, three bedroom villa situated in a popular residential area of Cowdenbeath, offering spacious and versatile accommodation.

The ground floor comprises a welcoming entrance hallway leading to a bright and generously proportioned living room.

To the rear, the property benefits from a modern open-plan kitchen/diner, offering ample space and fitted with a range of floor and wall-mounted units, an oven, gas hob with overhead extractor fan, integrated fridge freezer and dishwasher, as well as plumbing for a washing machine. The space also provides direct access to the garden, creating an ideal setting. A convenient WC is also located on this level.

The first floor hosts three well-sized bedrooms, offering flexible accommodation. The principal bedroom benefits from its own ensuite shower room, while a contemporary family bathroom serves the remaining bedrooms.

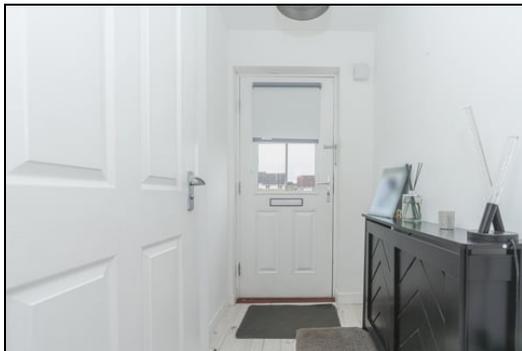
Externally, the property enjoys private garden grounds to the rear. There are 2 allocated parking spaces to the rear. This property benefits from double glazing and gas central heating.

Cowdenbeath has a great range of amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 making it an ideal base for the commuter.

Early viewing is highly recommended to appreciate the space and potential this attractive home has to offer.

ground floor

Entrance Hallway



Living room



4.4m x 4m (14' 5" x 13' 1")

Kitchen diner



3.2m x 5m (10' 6" x 16' 5")



WC



first floor

Top Hallway

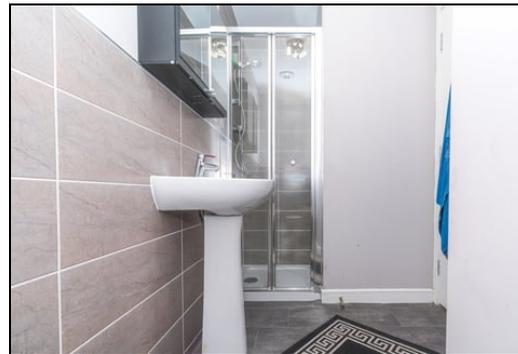


Bedroom Front left



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

Ensuite



1.7m x 2.2m (5' 7" x 7' 3")

Bedroom front right



2.7m x 2.8m (8' 10" x 9' 2")

Bedroom rear



3m x 2.2m (9' 10" x 7' 3")

Bathroom



2.2m x 2m (7' 3" x 6' 7")

Gardens

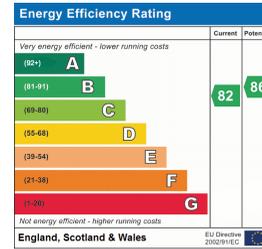


Extras

All floor coverings, oven, gas hob, overhead extractor fan, integrated fridge freezer and integrated dishwasher.

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.

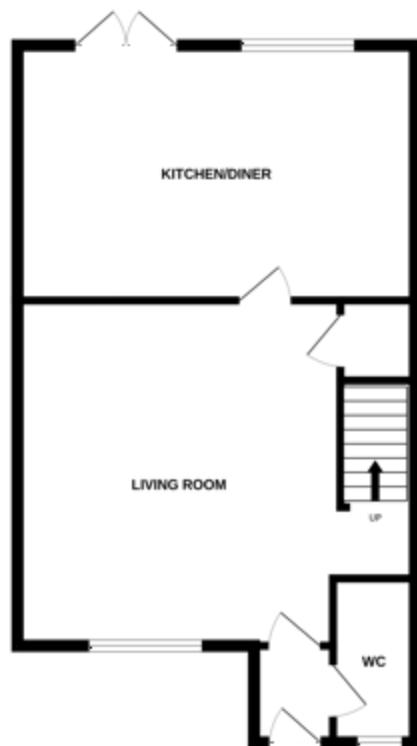
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER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



1ST FLOOR



While 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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