



**Offers over £119,500**  
**38 Allan Park, Hill of Beath, Cowdenbeath, Fife, KY4 8EA**



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Delmor are delighted to present to the market this mid terraced villa set within a popular area and close to local amenities. Hill of Beath is close to shopping, schooling and there are close links to the A92/M90 making it an ideal base for the commuter. The City of Dunfermline is also close by with a great range of amenities including Duloch Leisure Park and Halbeath Park and Ride. The property comprises entrance hallway, with stairs leading to the first floor, spacious lounge with space for a dining table and chairs. Modern kitchen fitted with floor and wall mounted units, gas hob, electric oven, extractor fan, integrated fridge, freezer, dishwasher and free standing washing machine. First floor comprises two double bedrooms with cupboards. Modern family bathroom comprising bath with shower overhead and screen, wash hand basin and WC. The property also benefits from gas central heating and double glazing. The front garden is chipped to provide off street parking. The rear garden is enclosed with slabbed patio area and grass for easy maintenance. There is also a shed/summer house. Early viewing is highly recommended.

## Ground floor

### Entrance Hallway



### Lounge



3.56m x 5.8m (11' 8" x 19' 0")

### Kitchen



2.49m x 3.05m (8' 2" x 10' 0")

## First floor

### Double Bedroom



2.64m x 5.26m (8' 8" x 17' 3")

### Double Bedroom



2.95m x 3.53m (9' 8" x 11' 7")

Bathroom



1.93m x 1.96m (6' 4" x 6' 5")

Gardens



Extras

All floor coverings, gas hob, electric oven, extractor fan, integrated fridge, freezer and dishwasher and free standing washing machine.

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

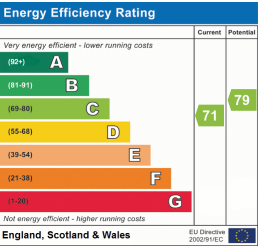
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

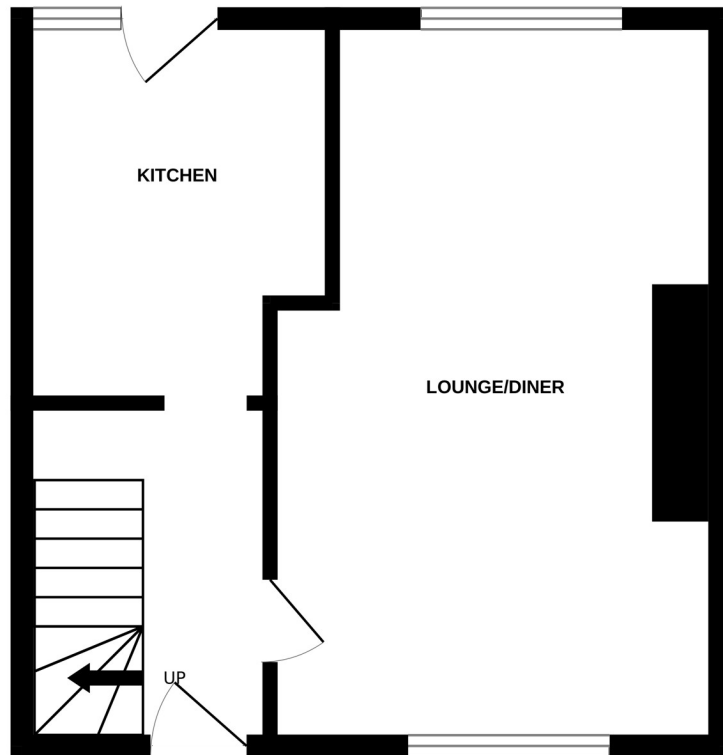
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

FREE VALUATION

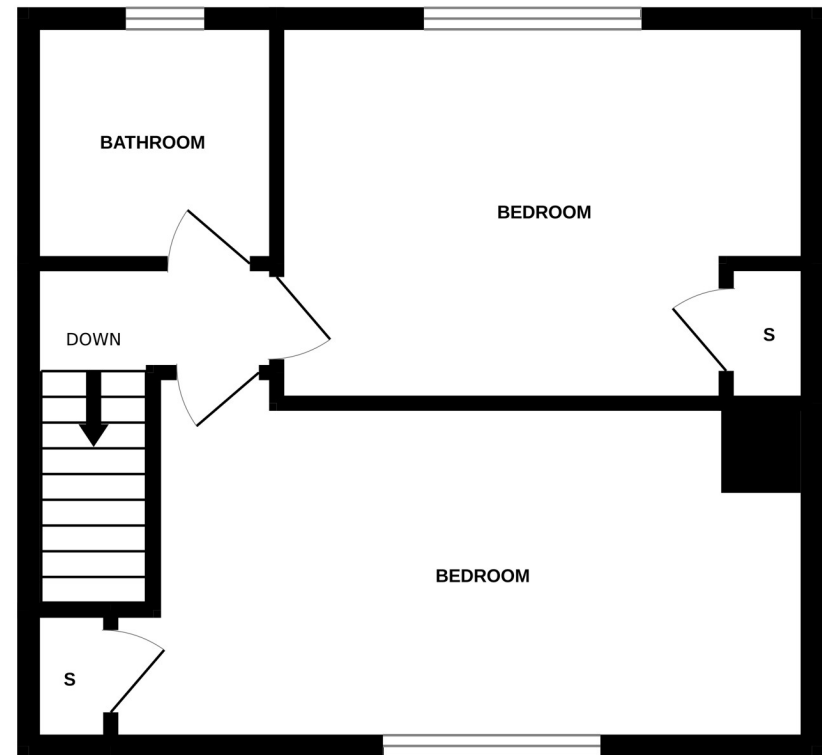
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR



1ST 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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