



**Offers Over £109,950**  
**16 Selkirk Avenue, Cowdenbeath, Fife, KY4 8NT**



# 16 Selkirk Avenue, Cowdenbeath, Fife, KY4 8NT

Delmor are delighted to be marketing this well presented Terraced Villa set in a much sought after location. Cowdenbeath has a great range 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 on the ground floor - entrance door to hallway with stairs leading to first floor. Bright lounge. Modern dining kitchen with French doors to garden incorporating gas hob, electric oven, extractor hood, integrated fridge freezer, washing machine. Storage cupboard. On the first floor there is a hallway with 3 storage cupboards. Bedroom 1 is a double room with 2 storage cupboards. Bedroom 2 is a double room with a storage cupboard. Modern bathroom with shower and screen over bath, WC and sink. Hedged garden to front laid with chips and decked area. Enclosed garden to rear with decked area, grass and chips. Shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance Porch

### Lounge



4.10m x 3.60m (13' 5" x 11' 10")

### Kitchen



4.10m x 2.30m (13' 5" x 7' 7")

## First Floor

### Top Hall





## Bedroom 1



3.60m x 3.00m (11' 10" x 9' 10")

## Bedroom 2



3.80m x 3.00m (12' 6" x 9' 10")

## Bathroom



2.30m x 1.80m (7' 7" x 5' 11")

## Gardens



## Extras

Floor coverings, light fittings, blinds, hob, oven, cooker hood, shed.

## 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

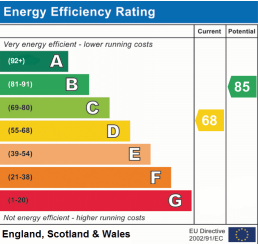
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

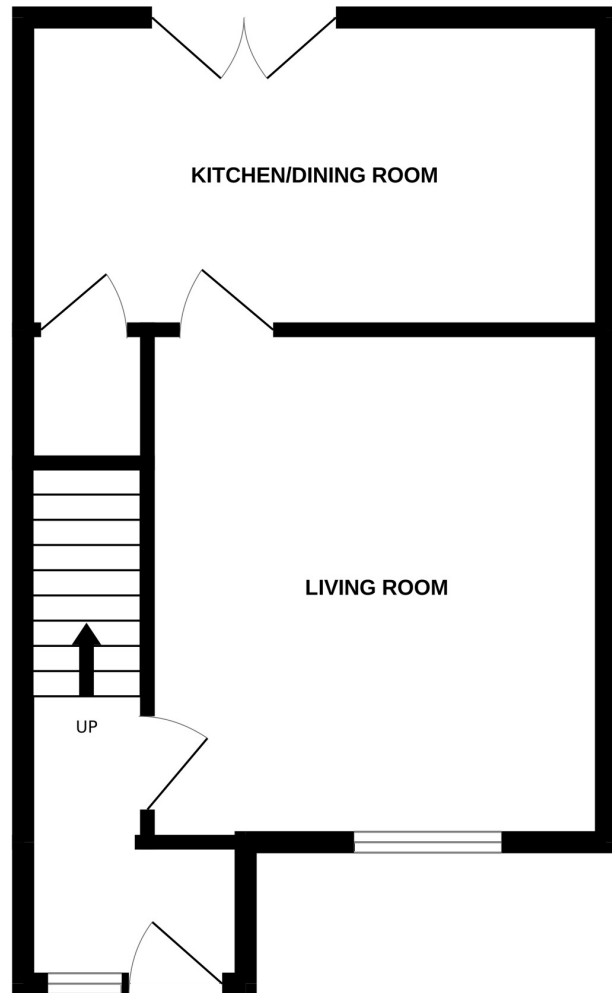
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GROUND FLOOR



1ST FLOOR

