



Offers Over £124,500
28 Lady Anne Court, Crossgates, Cowdenbeath, Fife, KY4 8BX

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Delmor are pleased to be marketing this extended semi detached villa set in a much sought after location. Excellent for transport links with the M90 motorway and Halbeath Park and Ride, with a regular service to and from Edinburgh. Amenities within Crossgates with a wider variety available circa one mile from the property. Primary schooling within village with secondary available within Dunfermline and Cowdenbeath. The property briefly comprises of on the ground floor - Entrance hallway with stairs leading to the first floor. Lounge/dining room with French doors to the kitchen. Ample space for dining table and chairs. Kitchen is fitted with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Washing machine. First floor has top hallway with access to two double bedrooms with storage. Bathroom comprising of bath with overhead shower and screen. Wash hand basin and WC. There are gardens to the front which are open and has driveway to the side leading to the garage. Small rear garden laid with slabs. The property has gas central heating and double glazing. Early viewing is highly recommended and would ideally suit a buyer looking to put their own stamp on a home as requires upgrading.

Ground Floor

Entrance Hallway



Lounge/Dining Room



6.8m x 4.3m (22' 4" x 14' 1")

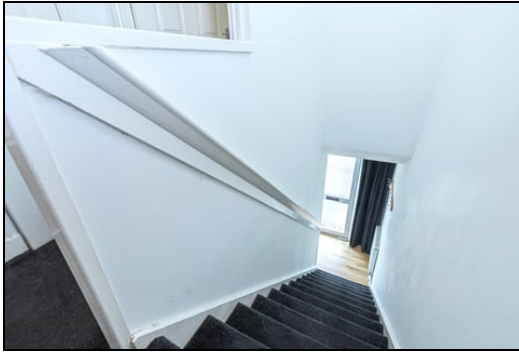
Kitchen



3.8m x 2.6m (12' 6" x 8' 6")

First Floor

Top Hallway



Bedroom



2.7m x 2.9m (8' 10" x 9' 6")

Bedroom



Bathroom



1.8m x 2.0m (5' 11" x 6' 7")

Garden and Surrounding Area



3.5m x 3.5m (11' 6" x 11' 6")



MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

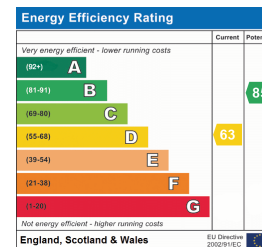
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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.



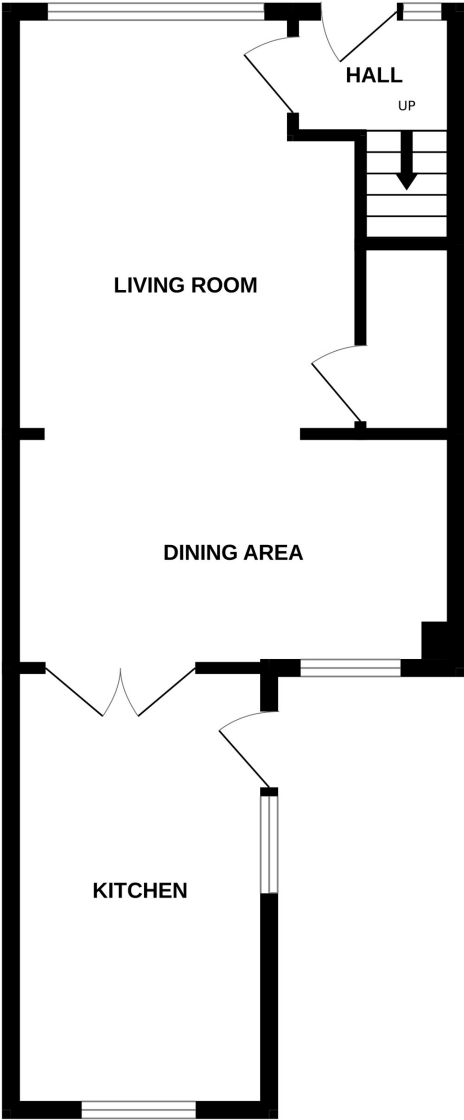
Extras

All floor coverings. Gas hob, electric oven and extractor fan. Washing machine.

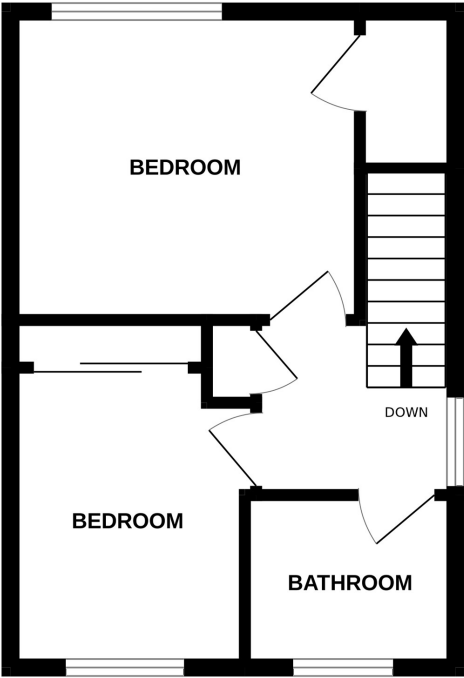
SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

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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