



**Offers Over £154,000**

**2 Cowden Place, Main Street, Hill of Beath, Cowdenbeath, Fife, KY4 8DW**



## 2 Cowden Place, Main Street, Hill of Beath, Cowdenbeath, Fife, KY4 8DW

Delmor are delighted to be marketing this mid terraced villa which is offered to the market in move in condition set within a residential development in the village of Hill of Beath. Located between Crossgates and Cowdenbeath with excellent transport links via Halbeath Park and Ride, M90 motorway and Cowdenbeath Train Station. The property briefly consists of entrance hallway. Spacious lounge with inset wood burning stove. Family room. Fitted kitchen incorporating gas hob, electric oven, extractor fan, washing machine and dishwasher. Dining room with door to rear garden. The first floor has a top hall giving access to 2 bedrooms both with storage cupboards. Modern shower room with corner shower cubicle, WC and vanity unit housing sink. Driveway to the side of the property leading to garden to rear which is laid with chips. Further garden ground laid to lawn. Shed and summer house. The property also benefits from new gas central heating and double glazing.

### Ground Floor

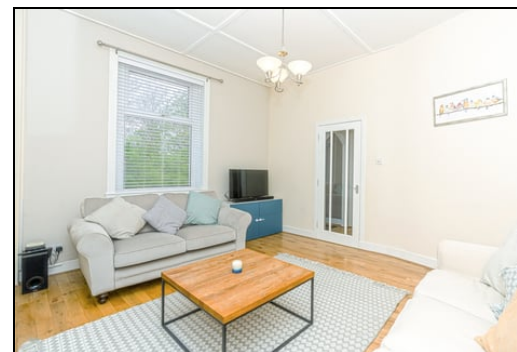
#### Entrance



#### Lounge



4.40m x 3.60m (14' 5" x 11' 10")



#### Family Room



3.80m x 3.20m (12' 6" x 10' 6")



#### Kitchen



2.70m x 2.60m (8' 10" x 8' 6")



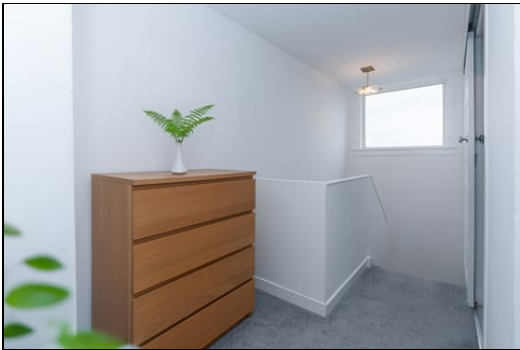
## Dining Room



2.80m x 2.60m (9' 2" x 8' 6")

## First Floor

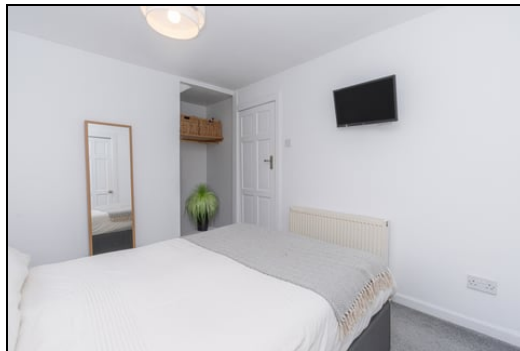
### Top Hall



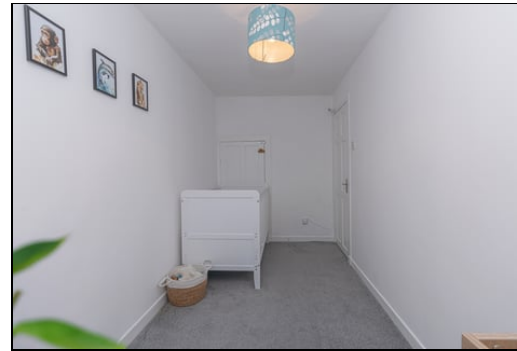
### Bedroom 1



3.20m x 2.60m (10' 6" x 8' 6")



### Bedroom 2



1.80m x 4.30m (5' 11" x 14' 1")

### Shower Room



1.20m x 3.30m (3' 11" x 10' 10")



## Garden



## 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

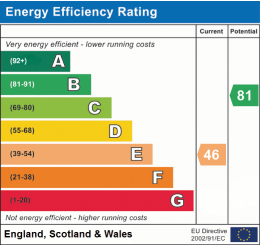
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

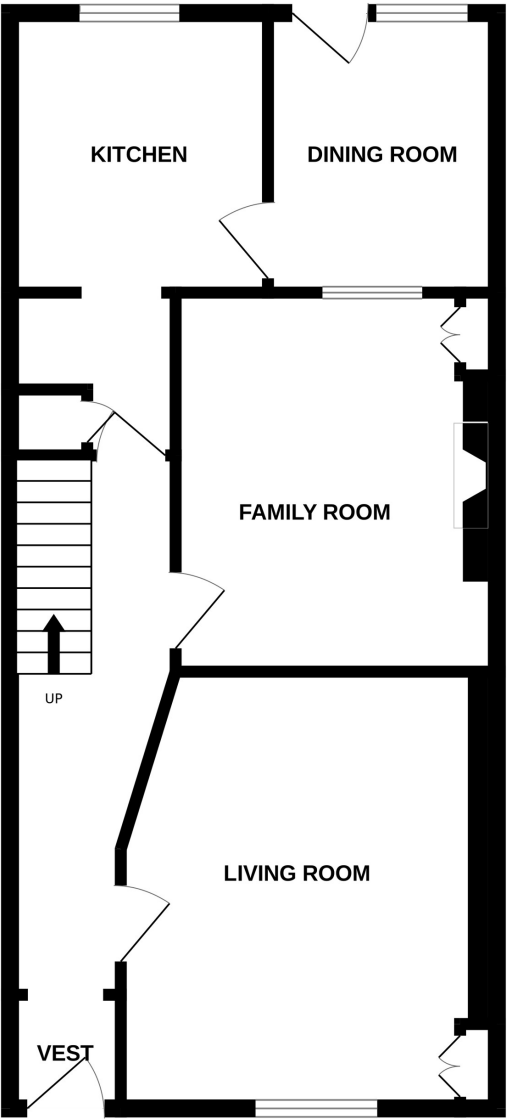
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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

## FREE VALUATION

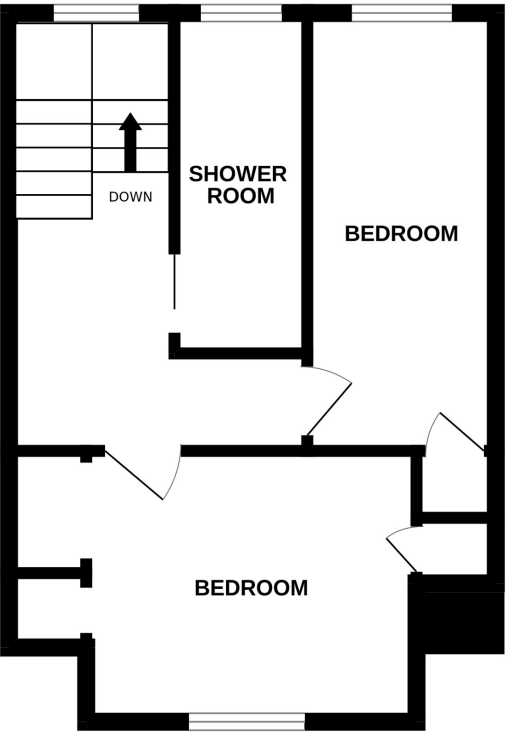
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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