



**Offers Over £284,500**  
**80 Perth Road, Cowdenbeath, Fife, KY4 9BG**



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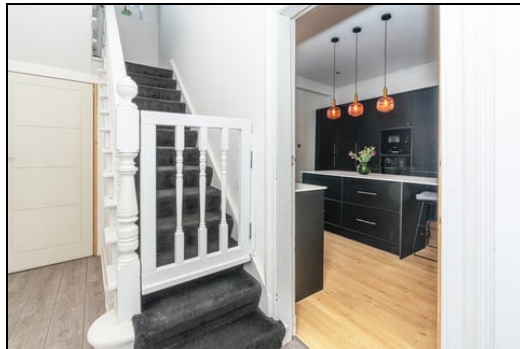
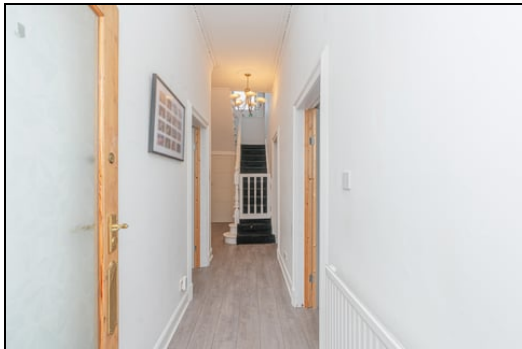
Delmor are delighted to present to the market this rarely available superb stone built end terraced villa. The property offers flexible accommodation allowing for downstairs bedrooms. The property briefly comprises of on the ground floor - Entrance vestibule through to the welcoming hallway. Lounge with feature fireplace and log burner. There is also a spacious dining room and sitting room which can be utilised as bedrooms if required. Modern dining kitchen incorporating gas hob, wall mounted microwave and oven. Integrated fridge/freezer, washing machine and dishwasher. Island allowing for dining. Rear porch. Toilet comprising of WC and wash hand basin. The first floor has a top hallway leading to three double bedrooms. Study. Modern family bathroom comprising of bath, WC, separate shower cubicle and vanity unit housing the wash hand basin. There are gardens to the rear along with a driveway providing off street parking for several vehicles and two garages. The property also benefits from gas central heating, double glazing, excellent storage and also retains many period features. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Vestibule



### Hallway

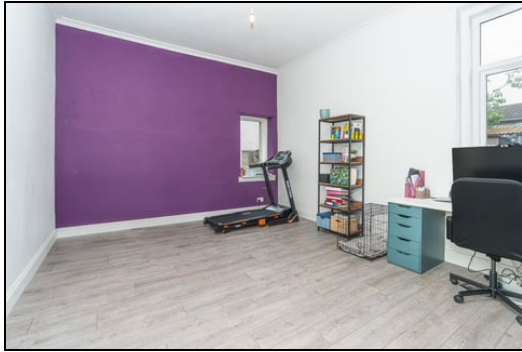


### Lounge

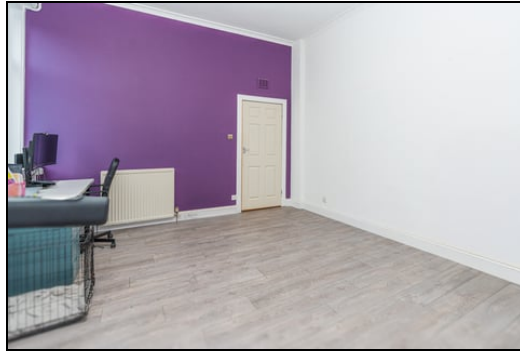


6.49m x 5.09m (21' 4" x 16' 8")

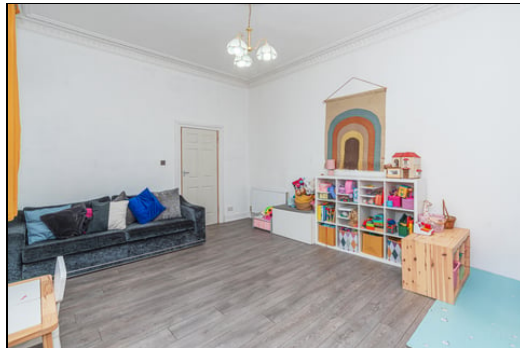
## Dining Room



5.27m x 4.35m (17' 3" x 14' 3")

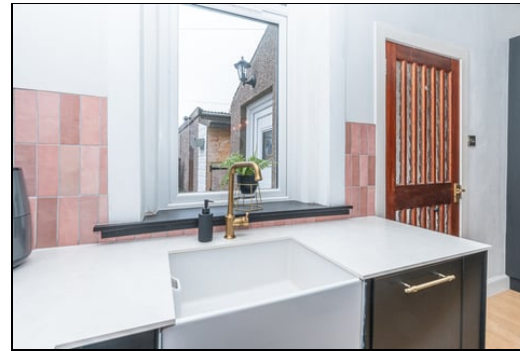


## Bedroom



4.95m x 2.91m (16' 3" x 9' 7")

## Dining Kitchen



4.55m x 4.16m (14' 11" x 13' 8")

## Rear Porch

1.86m x 1.62m (6' 1" x 5' 4")



Toilet



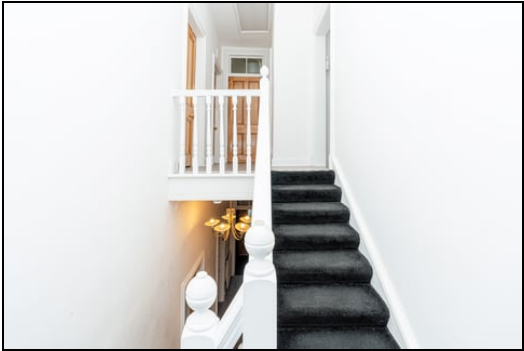
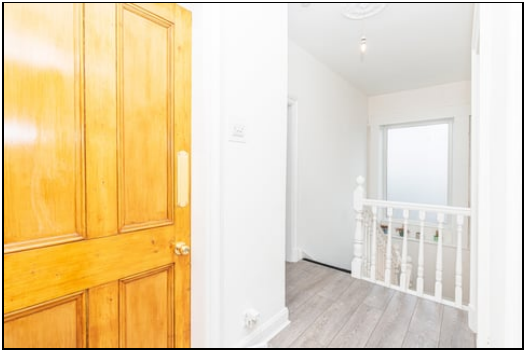
0.93m x 1.52m (3' 1" x 5' 0")



Bedroom

First Floor

Top Landing



5.67m x 4.94m (18' 7" x 16' 2")

Bedroom



3.50m x 4.44m (11' 6" x 14' 7")

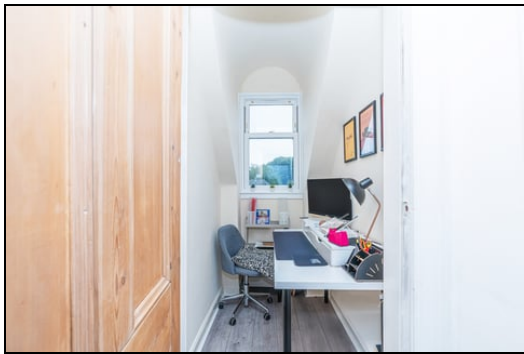
Bedroom



4.30m x 3.43m (14' 1" x 11' 3")

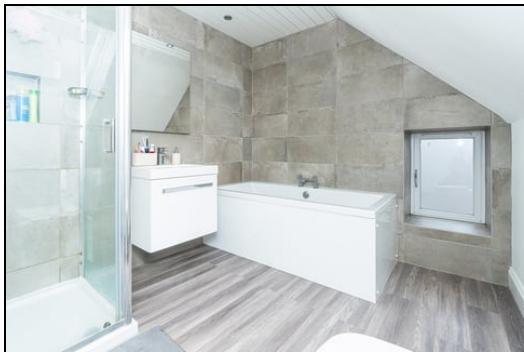
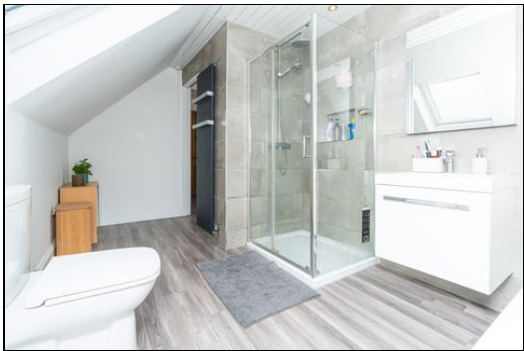


Study



2.11m x 1.16m (6' 11" x 3' 10")

Family Bathroom



4.30m x 3.43m (14' 1" x 11' 3")



## Gardens



## Extras

All floor coverings. Gas hob, microwave and oven. Integrated fridge/freezer, washing machine and 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.

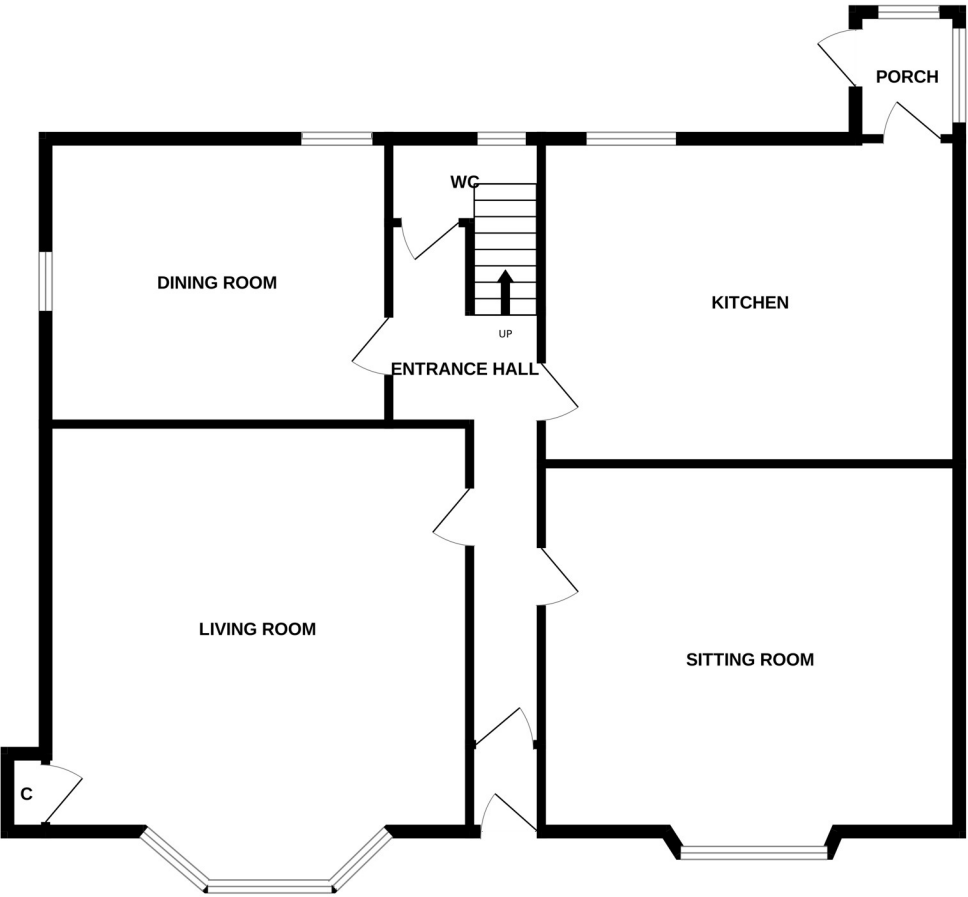
## MORTGAGE & FINANCIAL ADVICE

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.

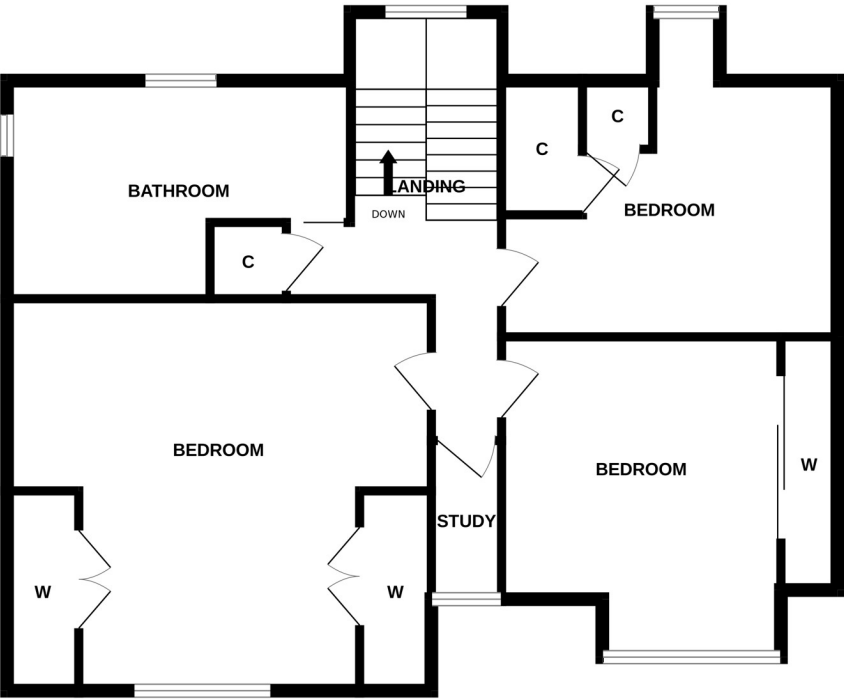
## FREE VALUATION

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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