



**Offers Over £264,950**

**Holmthwaite, Foulford Road, Cowdenbeath, KY4 9AP**

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Delmor are excited to be marketing this stunning traditional semi detached villa set in a much sought after location. Cowdenbeath has a great range of amenities including shopping, schooling and leisure facilities. There is also a train station and close links to the A92 for the commuter. The property briefly comprises of, on the ground floor - Bright welcoming entrance hallway with French doors leading to the gardens. Stairs to the first floor with stunning feature window. Lounge with bay window and log burner. Dining room has ample space for formal dining table and chairs. Modern kitchen with floor and wall mounted units incorporating 5 burner gas hob with overhead extractor fan. Wall mounted electric oven and microwave. Washing machine. Integrated dishwasher, fridge and freezer. Real wood worktop. First floor has top hallway giving access to three double bedrooms. Modern bathroom comprising of bath with overhead shower and screen, WC and vanity unit housing the wash hand basin. The property retains many original features ie cornicing and ceiling rose. There are mature gardens to the front and extensive gardens to the rear. Gardens to the rear have a separate store and wood shed together with timber summerhouse/office with living sedum roofs. There are decked and lawned areas making this garden an ideal entertaining space. There is also ample off street parking to the rear. The property also benefits from gas central heating and double glazing. Early viewing is an absolute must on this move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Hallway



### Lounge



5.2m x 4.2m (17' 1" x 13' 9")

## Kitchen



3.1m x 2.7m (10' 2" x 8' 10")

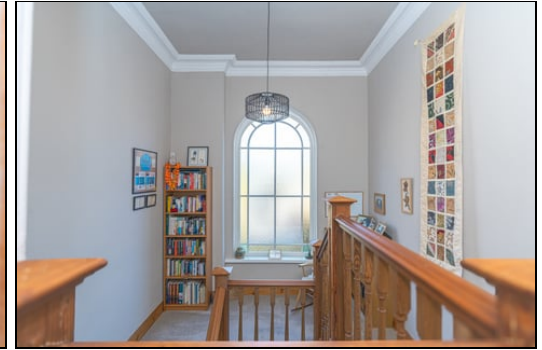
## Dining Room



3.8m x 4.3m (12' 6" x 14' 1")

## First Floor

## Top Hall



## Bedroom



4m x 3.6m (13' 1" x 11' 10")



Bedroom

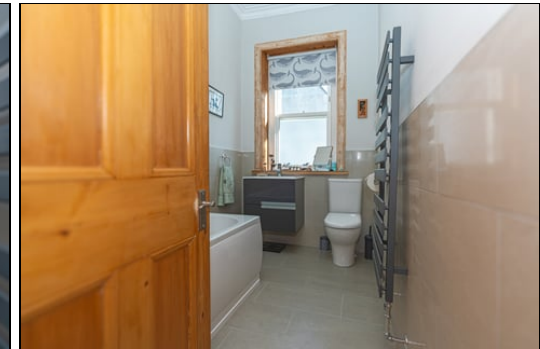
Bedroom



3.4m x 4m (11' 2" x 13' 1")



Bathroom



4.5m x 2.7m (14' 9" x 8' 10")

Gardens



Extras

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



fridge, freezer 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.

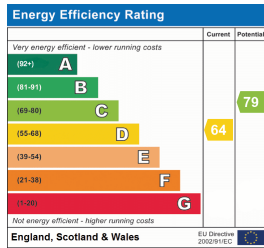
### MORTGAGE & FINANCIAL ADVICE

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

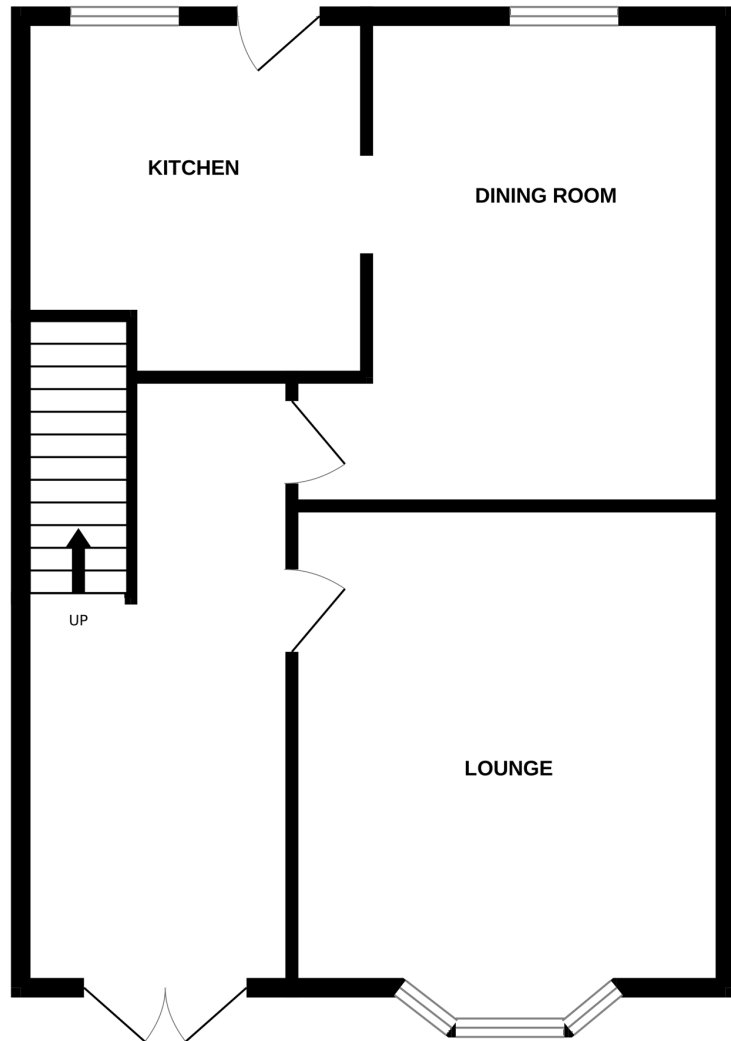
LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

## 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

