



Offers Over £69,500
52d High Street, Cowdenbeath, Fife, KY4 9NE

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Delmor are delighted to present to the market this first floor flat situated close to all local amenities and on a bus route. Cowdenbeath has a great range of amenities including shopping, schooling and newly refurbished leisure centre. There is a train station and close links to the A92 making it an ideal base for the commuter. The property briefly consists of - Door entry system to communal stairwell. Entrance door to the entrance hallway with storage cupboard. Spacious lounge with bay window. Modern kitchen with floor and wall mounted units and gas cooker. Space for table and chairs. Bathroom comprising of bath with overhead shower and screen, WC and wash hand basin. There are two double bedrooms both of which have fitted wardrobes. There is residents parking to the rear. The property also benefits from double glazing and gas central heating. Early viewing is highly recommended and would ideally suit the first time buyer or buy to let.

Ground Floor

Communal Stairwell



First Floor

Entrance Hallway



Lounge



3.66m x 3.91m (12' 0" x 12' 10")

Kitchen



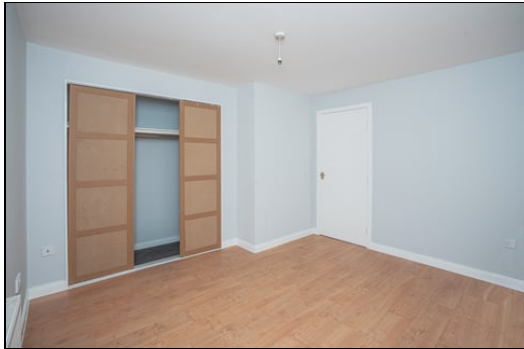
3.96m x 2.74m (13' 0" x 9' 0")

Bathroom



3.05m x 1.52m (10' 0" x 5' 0")

Bedroom



3.96m x 3.05m (13' 0" x 10' 0")



Bedroom



3.35m x 3.05m (11' 0" x 10' 0")

Surrounding Area & Parking



Extras

All floor coverings. Gas cooker.

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

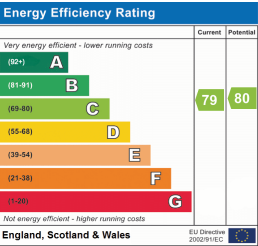
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

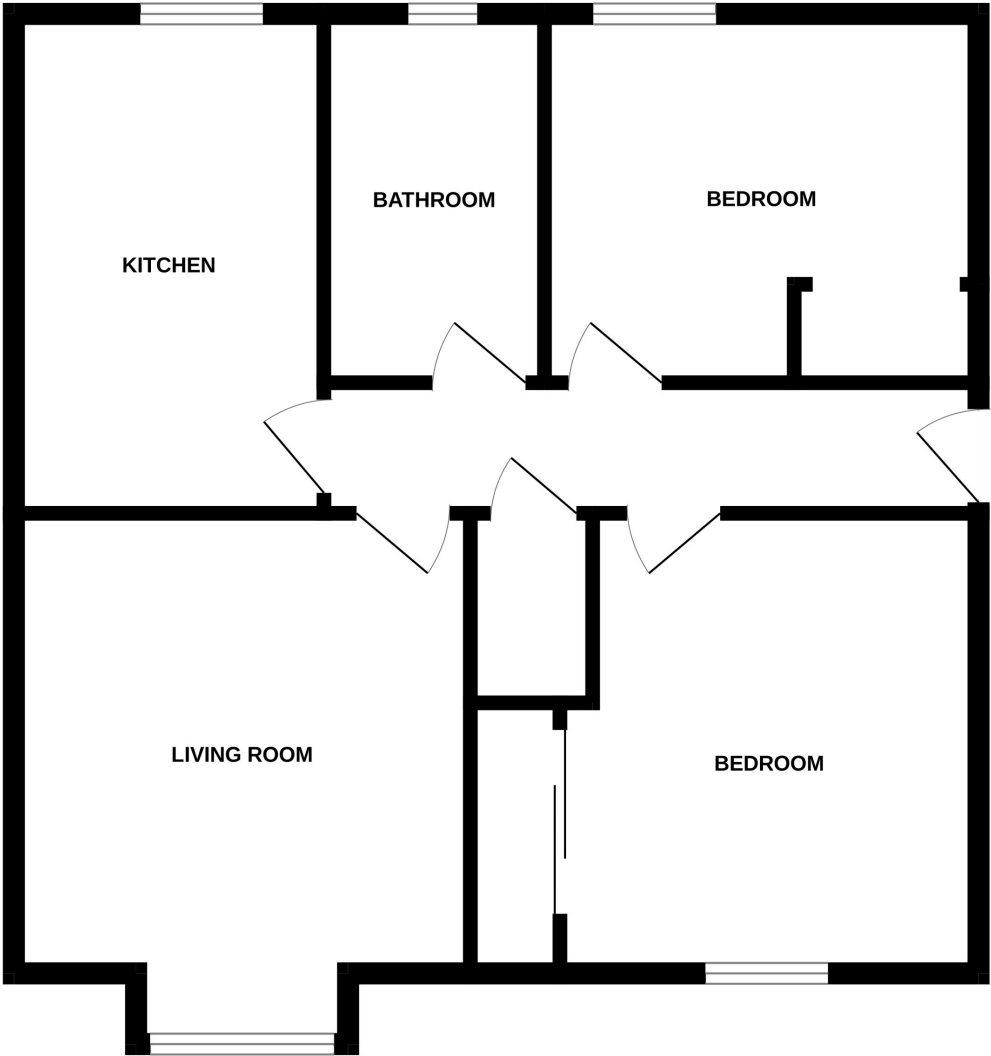
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available 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.



FIRST 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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