



Offers Over £164,500
41 Gray Park, Cowdenbeath, Fife, KY4 9EZ

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Delmor are delighted to present this beautifully presented, modern linked mid terraced villa with 3 double bedrooms. Nestled in a popular location. Cowdenbeath has a host of amenities including shopping, schooling and leisure facilities. There is a train station and close links to the A92 for the commuter.

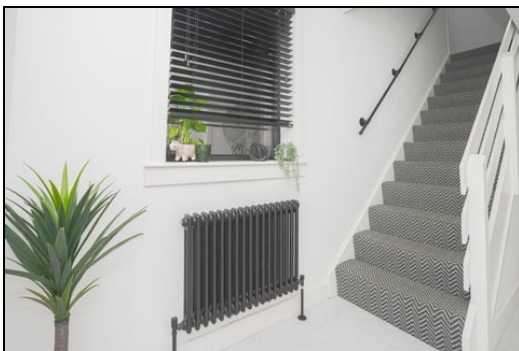
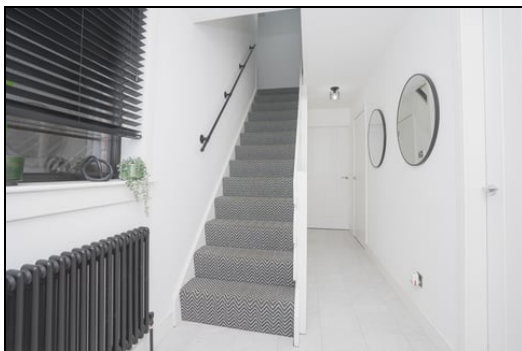
You enter the property into a welcoming hallway. A bright and well-proportioned lounge featuring large windows to the front of the home that invite plenty of natural light. The open plan kitchen/dining room, also generously sized, offers ample space for cooking and dining, electric oven and induction hob with extractor fan.

The upper level hosts three good-sized double bedrooms and large family bathroom. The landing is well-laid-out and connects all rooms comfortably while overlooking the staircase.

Open garden to front with side driveway. Easily maintained enclosed garden to rear. The property benefits from gas central heating, solar panels and double glazing. Early viewing is highly recommended on this truly move in condition property.

Ground Floor

Entrance Hallway

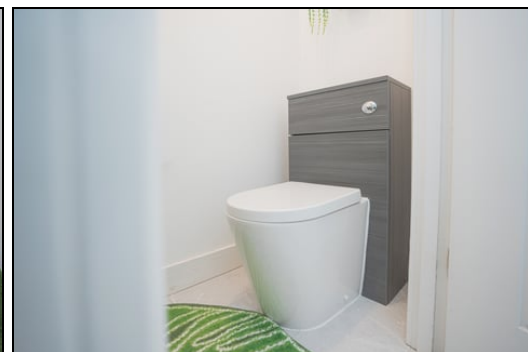


Lounge



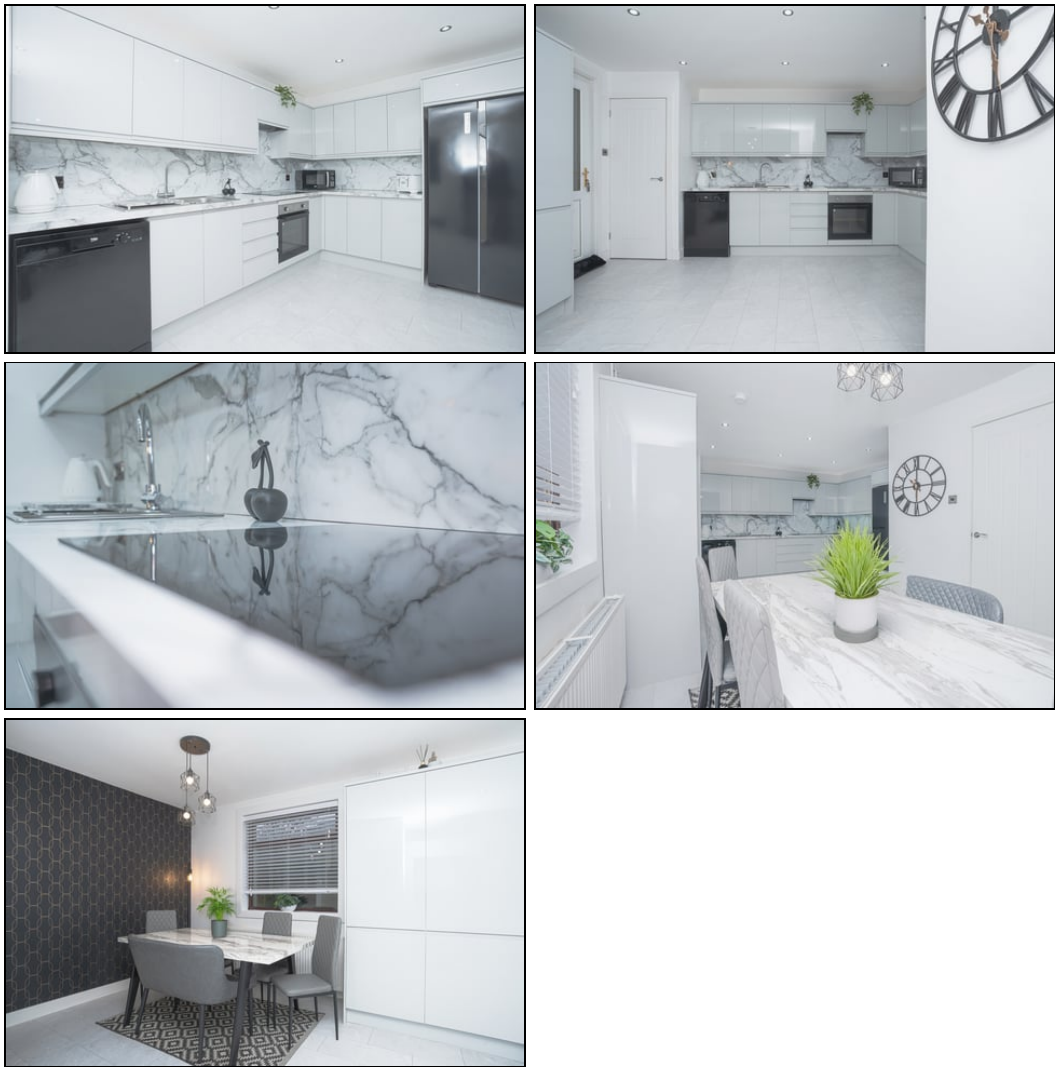
3.8m x 3.8m (12' 6" x 12' 6")

Downstairs WC



1.6m x 0.9m (5' 3" x 2' 11")

Kitchen/Dining



4.4m x 5.6m (14' 5" x 18' 4")

First Floor

Top Landing



Bedroom 1



4.6m x 3.6m (15' 1" x 11' 10")

Bedroom 2



3.8m x 3.4m (12' 6" x 11' 2")

Bedroom 3



3.8m x 2.5m (12' 6" x 8' 2")



Bathroom



2.5m x 1.9m (8' 2" x 6' 3")

Gardens



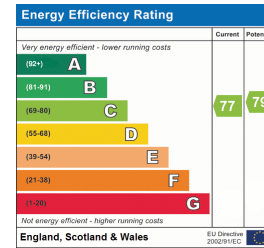
Extras

All floor coverings, light fittings and blinds. Electric hob, oven and extractor fan.



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.



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.

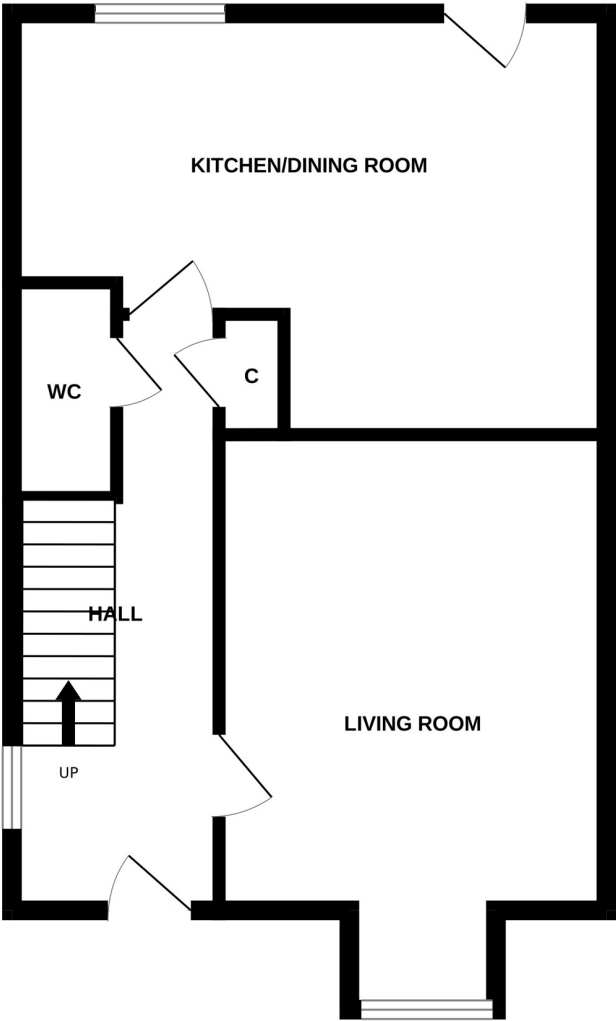
APPLIANCES/SERVICES

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

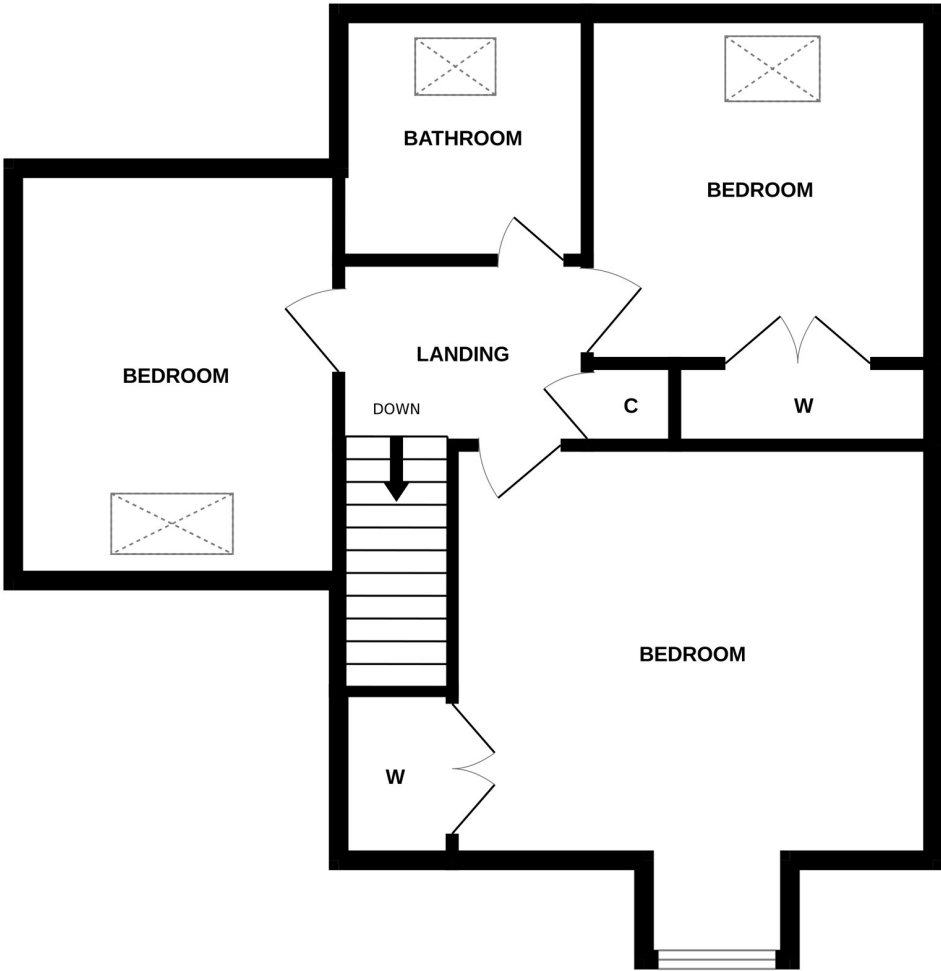
MORTGAGE & FINANCIAL ADVICE

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.

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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