

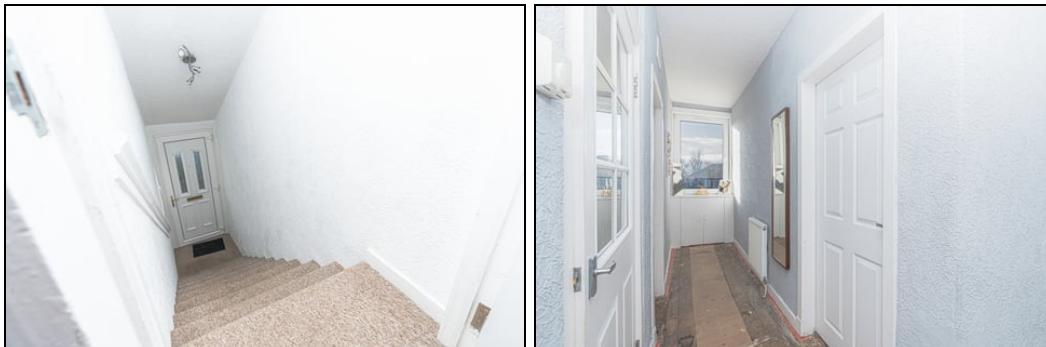


Offers in the region of £74,950
50 Walker Street, Cowdenbeath, Fife, KY4 9JU

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50 Walker Street, Cowdenbeath is a bright & spacious two-bedroom first floor flat. This well-proportioned first floor flat offers comfortable and practical living space, ideal for first-time buyers, professionals or buy-to-let investors. Cowdenbeath has a great range of amenities including shopping, schooling, and leisure facilities. There is a train station and close links to the A92 for any commuters. The property is accessed via a private stairwell, the property opens into a staircase leading to the central hallway providing access to all accommodation. The living room is positioned to the front of the property and benefits from excellent natural light. The kitchen is well-sized and laid out to accommodate a range of wall and base units, free standing electric cooker, with ample space for appliances. There are two good-sized bedrooms. The centrally located shower room is fitted with a modern suite comprising a shower enclosure, WC and wash hand basin. The flat benefits from a sensible layout, good storage potential and a bright, airy feel throughout, gas central heating and double glazing. There is enclosed garden ground to the side with off street parking. The rear garden is fenced in, laid to grass, slabbed area and has a wooden shed. Early viewing is highly recommended.

Entrance hallway



Lounge



4.03m x 4.25m (13' 3" x 13' 11")

Kitchen



4.03m x 4.12m (13' 3" x 13' 6")

Bedroom 1



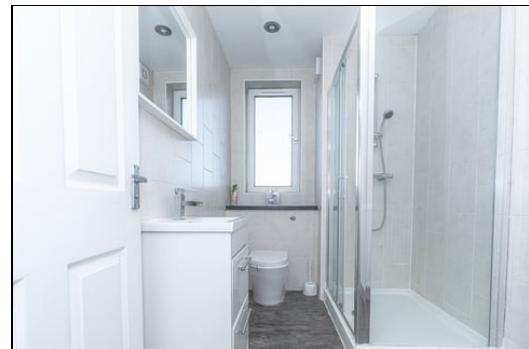
3.58m x 4.13m (11' 9" x 13' 7")

Bedroom 2



3.58m x 3.02m (11' 9" x 9' 11")

Shower room



1.71m x 2.98m (5' 7" x 9' 9")

Gardens

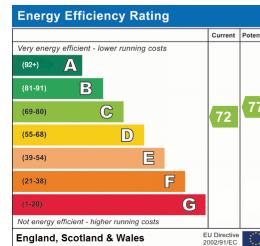


MORTGAGE & FINANCIAL ADVICE

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.



Extras

All floor coverings. Electric cooker.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

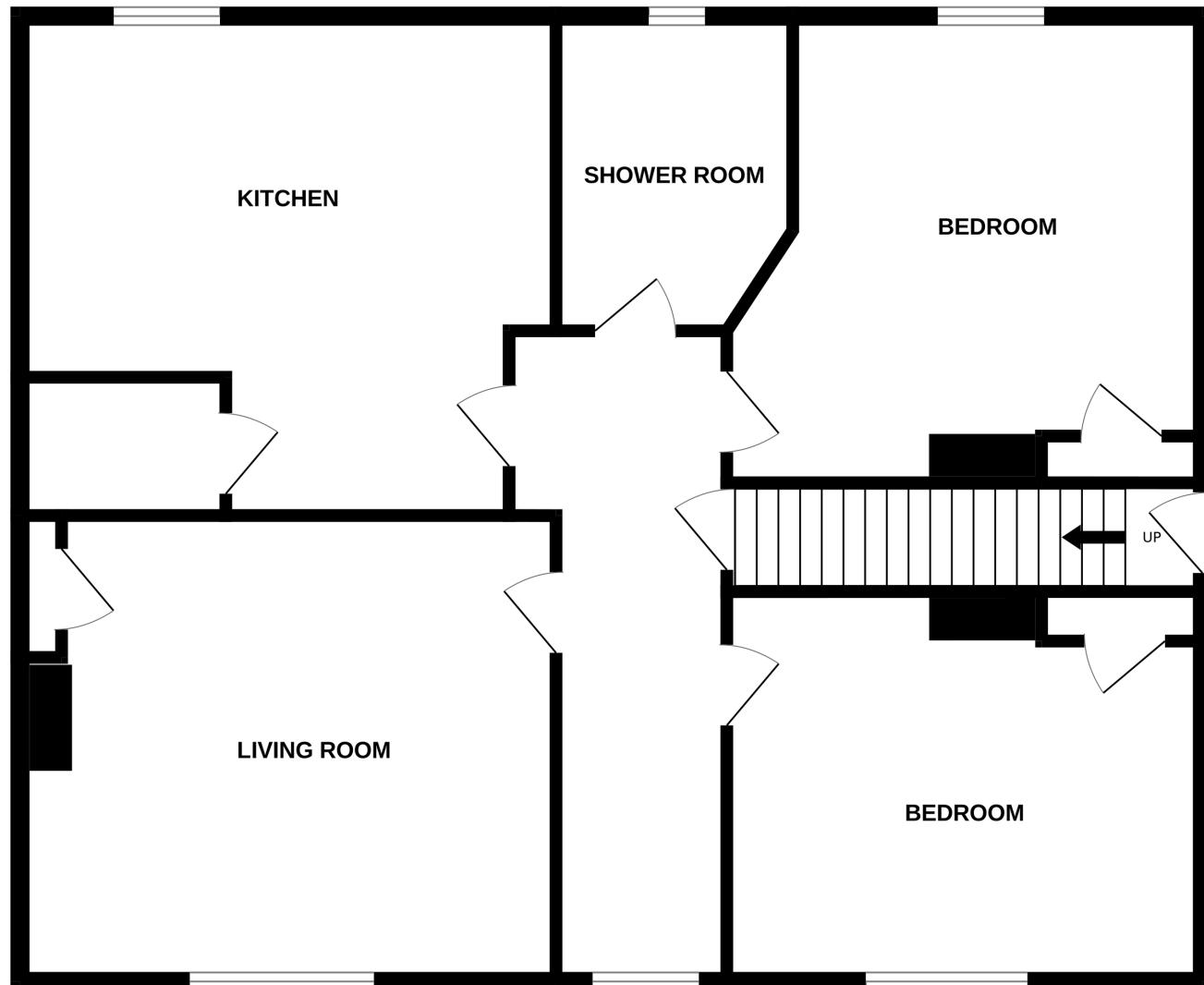
MEASUREMENTS

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.

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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