



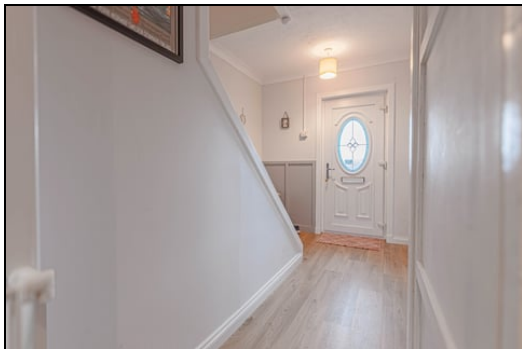
**Offers in Region of £115,000**  
**10 Mossend Terrace, Cowdenbeath, Fife, KY4 9RW**

# 10 Mossend Terrace, Cowdenbeath, Fife, KY4 9RW

Delmor are delighted to present to the market this well presented end terraced villa set in a much sought after 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. The accommodation briefly comprises of - Door through to the entrance hallway which has stairs leading to the first floor and storage cupboard. Lounge/Dining room with double aspect windows to the front and rear. Ample space for dining table and chairs. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Integrated fridge/freezer. Patio doors leading to the rear garden. First floor has top hallway. Bedroom 1 is a spacious double with wall to wall fitted wardrobes. Bedroom 2 is a further double with storage. Modern bathroom comprising of bath with overhead shower and screen. WC. Vanity unit housing the wash hand basin. The front gardens are open. The gardens to the rear are enclosed with slabbed patio area. Summer house with electricity and garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance Hallway



### Lounge/Dining Room



6.5m x 3.1m (21' 4" x 10' 2")



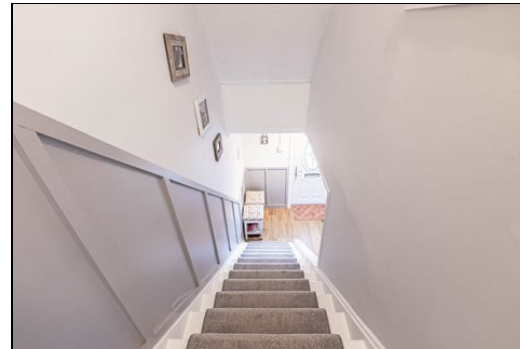
### Kitchen



3.4m x 3.3m (11' 2" x 10' 10")

### First Floor

### Top Hallway



### Bedroom 1



4.2m x 3.2m (13' 9" x 10' 6")



Bedroom 2



2.9m x 4.0m (9' 6" x 13' 1")

## Bathroom



1.7m x 2.5m (5' 7" x 8' 2")

## Gardens



## Extras

All floor coverings. Gas hob, electric oven and extractor fan. Integrated fridge/freezer. Summer house and garden shed.



**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

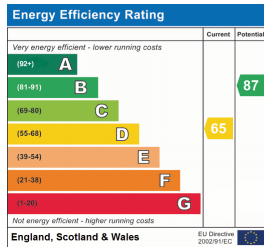
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

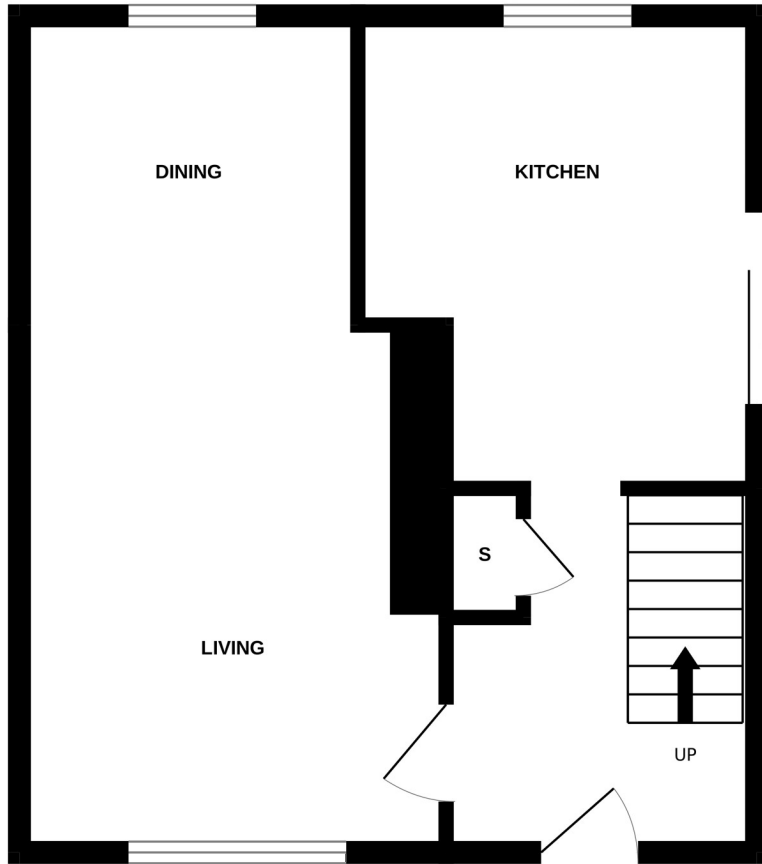
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

## FREE VALUATION

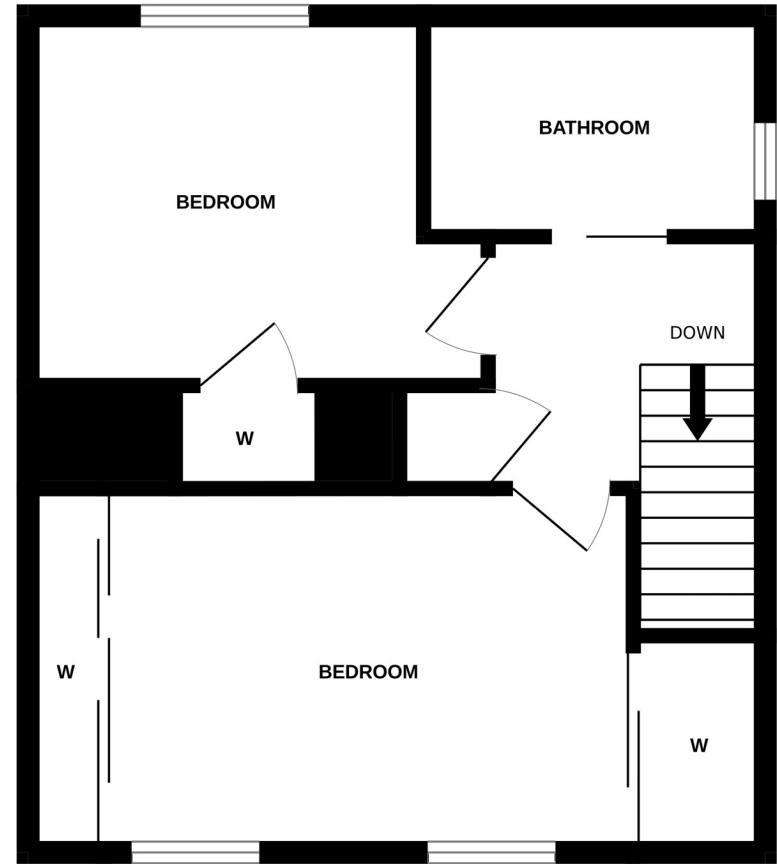
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



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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