



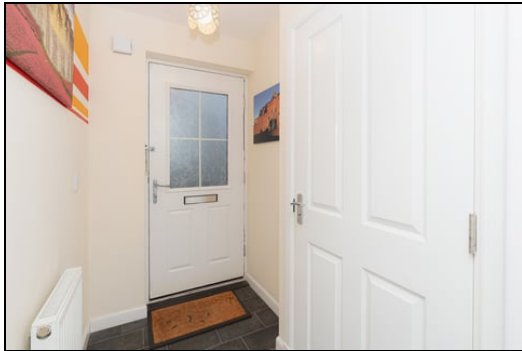
Fixed Price £245,000
9 Netherton Road, Cowdenbeath, Fife, KY4 9BF

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Delmor are delighted to be marketing this beautiful, spacious detached villa in a much sought after residential area. Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy. The property briefly comprises of on the ground floor entrance vestibule, WC and storage cupboard. Spacious lounge/dining room, with ample space for table and chairs. French doors providing access to the rear garden. Modern fitted kitchen with floor and wall mounted units, incorporating gas hob, oven, overhead extractor fan, integrated fridge/freezer and dishwasher. There is a utility area within the integral garage which is plumbed for washing machine. On the first floor there is a top hallway. Spacious master bedroom with fitted wardrobes. Ensuite with double shower cubicle, WC and sink. Two further double bedrooms. Modern bathroom comprising of bath, wash hand basin and WC. Open garden to front with mono block driveway to garage. Enclosed large garden to rear has artificial turf and a slabbed patio area. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to appreciate this spacious family property.

Ground Floor

Entrance Hall



WC



Lounge/Dining Room



4.37m x 7.35m (14' 4" x 24' 1")

Kitchen



3.32m x 3.77m (10' 11" x 12' 4")



Integral Garage with utility area



6.40m x 2.44m (21' 0" x 8' 0")

First Floor

Top Hall



Master Bedroom



3.59m x 3.38m (11' 9" x 11' 1")



Ensuite



2.26m x 1.71m (7' 5" x 5' 7")

Bedroom



3.67m x 2.98m (12' 0" x 9' 9")

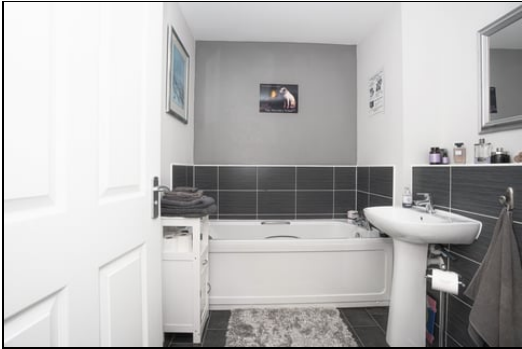
Bedroom



2.96m x 2.70m (9' 9" x 8' 10")



Bathroom



2.29m x 1.97m (7' 6" x 6' 6")

Rear Garden



Extras

Floor coverings, wardrobes, hob, oven, extractor fan, dishwasher, washing machine (in garage).



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.

