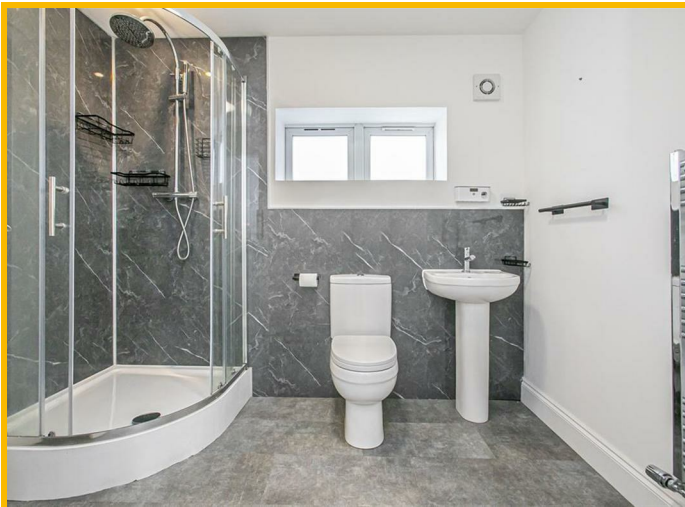




18 Broad Street, Cowdenbeath, KY4 8HY
Offers Over £175,000



RECENTLY RENOVATED 2 Bedroom Villa in MOVE IN CONDITION with spacious living areas, unique features, off street parking, and a garden. In a town centre location, within WALKING DISTANCE of Local Primary School, high street shops, bars and cafes with Cowdenbeath Train Station nearby offering great commuter links. Accommodation: Lounge dining room, dining kitchen, 2 double bedrooms, and a shower room. DG. GCH. Garden. Off Street Parking. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

ACCESS

The property is accessed via a UPVC door with an opaque double-glazed window leading directly into the spacious dining kitchen.

DINING KITCHEN

14'9" x 13'3" (4.51m x 4.05m)

Recently renovated fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include an electric hob, extractor fan and an eye level oven. Ample space for additional freestanding appliances and dining furniture. Opaque double-glazed window to the front. Radiator. Laminate flooring. Doorway to the inner hall.

INNER HALL

Leads to the lounge dining room. Cupboard provides ample storage space. Timber panelling detail. Laminate flooring.

LOUNGE DINING ROOM

27'0" x 16'0" (8.24m x 4.88m)

Vast living space with 2 double-glazed roof windows. Built-in media wall with space for entertainment equipment and a fitted electric living flame fire. 2 radiators. Carpeted. Doorway to secondary hall.

SECONDARY HALL

Leads to 2 double bedrooms and the shower room with space to create a work from home area. Carpeted.

BEDROOM 1

18'2" x 10'6" (5.55m x 3.21m)

Spacious double bedroom with double-glazed patio doors to the side providing natural light and access to the garden. 2 built-in wardrobes provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

13'3" x 10'4" (4.04m x 3.15m)

Additional good-sized double bedroom with 2 double-glazed skylights. Built-in wardrobe provides shelving/hanging/storage space. Cupboard houses the gas central heating condensing combi boiler. Radiator. Carpeted.

SHOWER ROOM

8'8" x 6'0" (2.65m x 1.83m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Heated towel rail. Laminate flooring.

GARDEN

The property has a low maintenance garden fully paved to the side, enclosed within a timber fence surround with a timber gate making this a safe space for children and pets to play. A raised area is ideal for garden furniture to relax and enjoy time in the sun entertaining family and friends. Ample unallocated off-street parking.

AGENTS NOTES

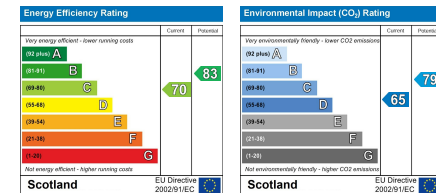
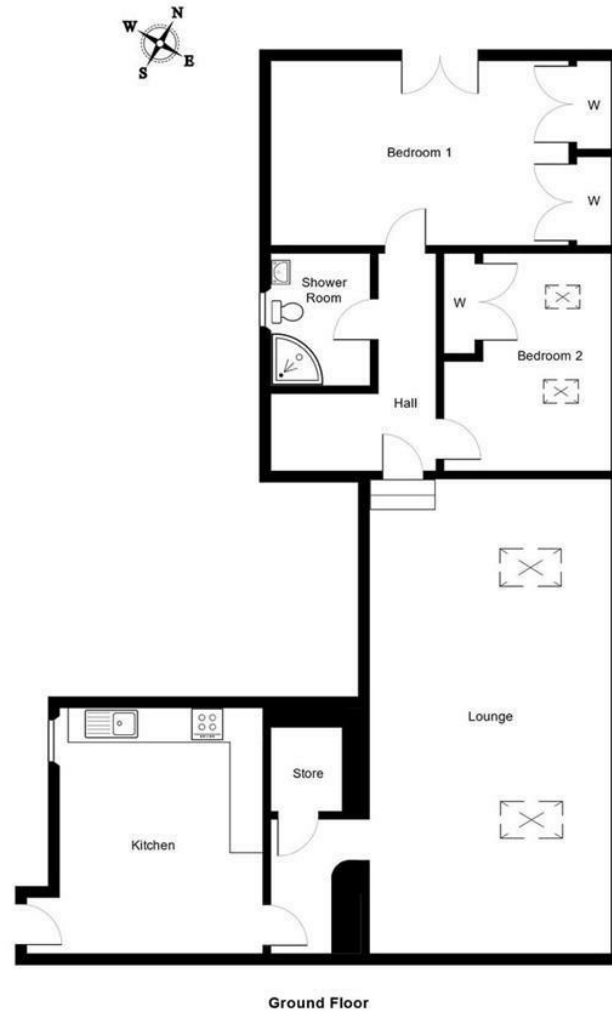
Please note that all room sizes are measured approximately to the widest points.





18 Broad Street, Cowdenbeath, KY4 8HY

All measurements are approximate and for display purposes only



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.