

ROSS & CONNELL

Solicitors Estate Agents & Business Lawyers

9 Randolph Street, Cowdenbeath, KY4 8NL
Offers Over £85,000



Well proportioned and neatly presented first floor flat with attic conversion enjoys a pleasant location close to all amenities and transport links. External entrance stair, Lounge (open stair to upper level), Stylish kitchen, 2 Double bedrooms, Shower room. Double glazing. Gas central heating. Well maintained garden area to rear. Ideal starter home. Ideal buy to let. Fresh decor throughout. Move in condition. EPC - E. Council Tax - A. Freehold.

LOCATION

Cowdenbeath is centrally situated in southwest Fife and commuters benefit from its convenience to the neighbouring towns of Glenrothes, Kirkcaldy, Dunfermline and Lochgelly. There are good bus services to these centres in addition to which there are regular train services from the local station to Edinburgh and all stops on the Fife Circle. Quick access can be gained to the A92 which offers direct access onto the M90 motorway network linking to Edinburgh in the south and Perth and Dundee to the north. The town is also well served by a good range of retail outlets.

PROPERTY - FIRST FLOOR FLAT WITH ATTIC CONVERSION

- Mutual external entrance stair
- Lounge
- Kitchen
- 2 Double bedrooms (built in wardrobes)
- Modern shower room
- Double glazing
- Gas central heating
- Modern decor
- Lovely garden to rear
- Move in condition
- Ideal starter home

ACCOMMODATION

Mutual entrance stair

Mutual entrance stair leads to 2 properties on the first level.

Kitchen 3.20 m x 2.20 m / 10'6" x 7'3"

This is a stylish kitchen with black hi gloss units and complimentary worktops. Rear.

Lounge 5.00 m x 4.00 m / 16'5" x 13'1"

A bright, well proportioned lounge. Open wooden staircase give access to the upper level. Door to mid hall. Wall press. Rear.

Mid hall

Door to shower room and bedroom 2.

Bedroom 2 3.90 m x 3.80 m / 12'10" x 12'6"

This is a good sized double bedroom which enjoys the benefit of a double built in wardrobe. Wall press. Front.

Landing

Door to bedroom 1

Bedroom 1 6.4 m x 3'6 m / 21' x 11'10"

This superbly proportioned and very bright attic bedroom has a double built in wardrobe. Window to front and velux rooflight to the rear.

Shower Room 2.60 m x 2.20 m / 8'6" x 7'3"

Modern shower room fitted with a white suite with wet wall panelling. Mid.

Garden

There is a well proportioned and neatly presented area of garden ground to rear which has been laid to lawn.

HEATING

Gas central heating

GLAZING

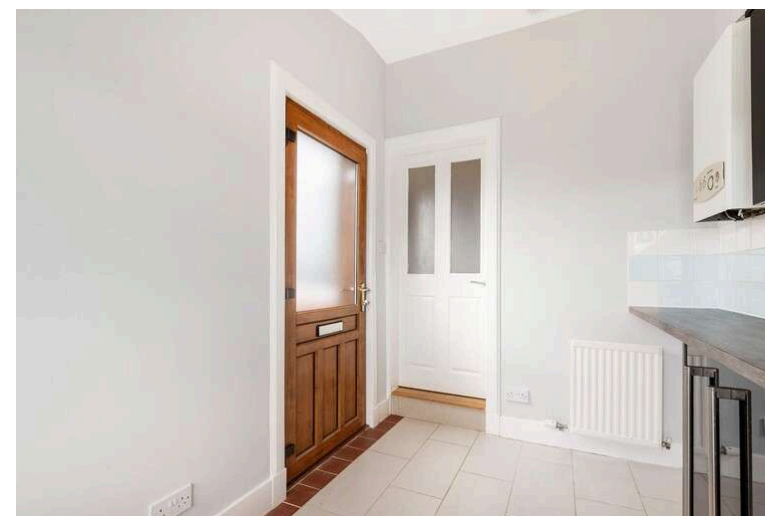
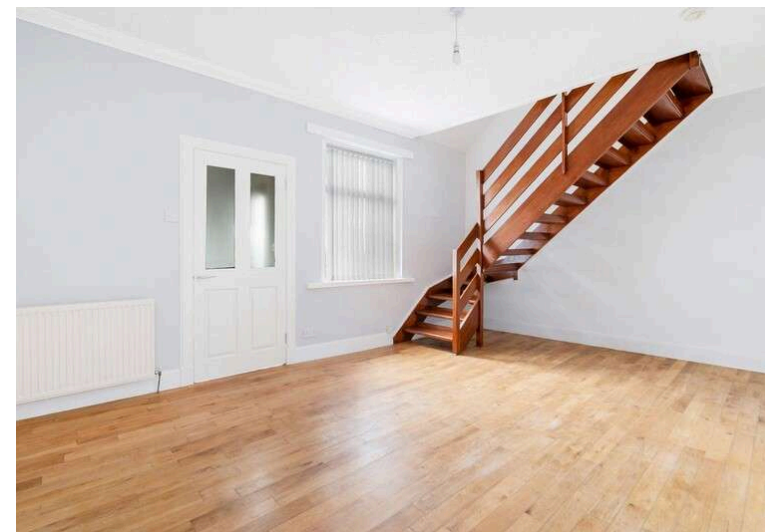
Double glazing

EXTRAS

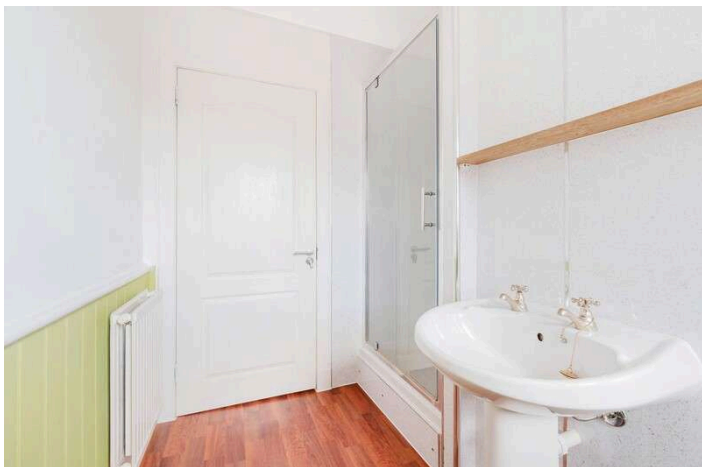
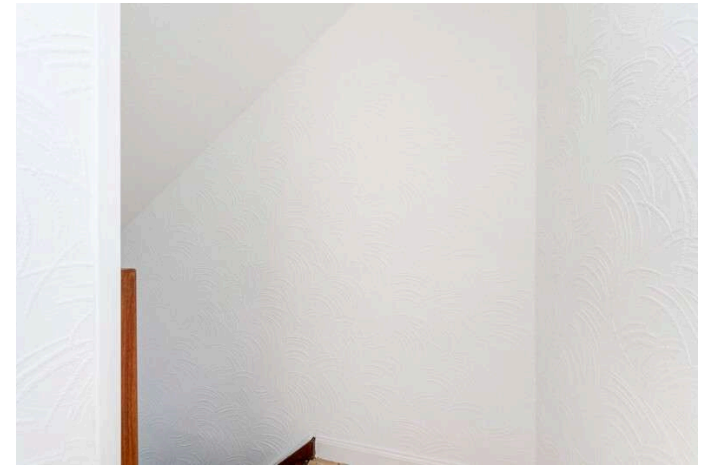
All the carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

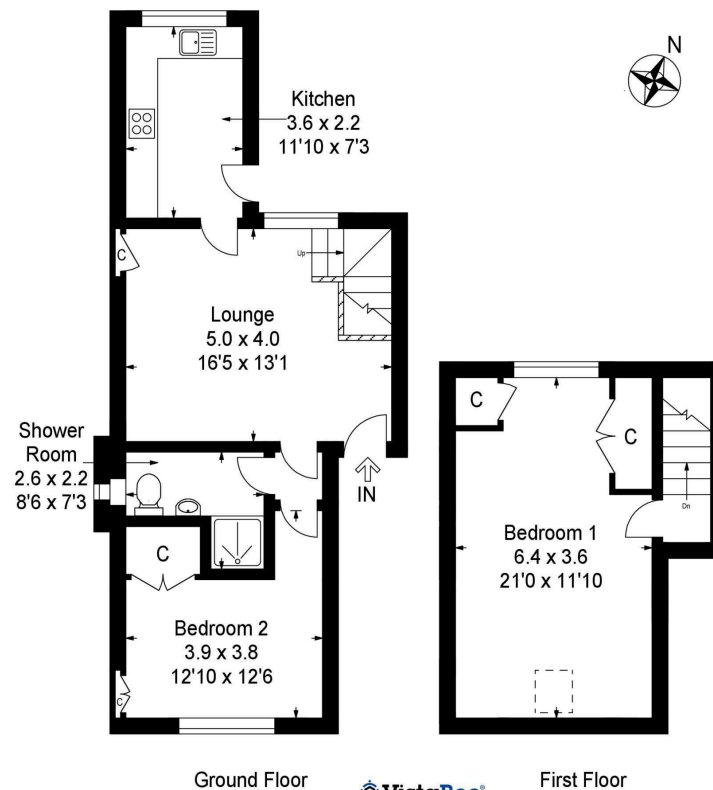
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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