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9 Southfield
Cowdenbeath
KY4 9JH

maloco + associates are delighted to present to the market this stunning detached family villa situated in a popular residential location. The property is marketed in outstanding decorative order and is in move in condition.

The property offers the following accommodation: a good size reception hall with stairs leading to the upper level and doors connecting to other apartments on the ground floor. A lounge pleasantly situated with a full length front facing window and generously proportioned dining area to the rear. A modern fitted kitchen in a stylish design and featuring a full range of floor and wall mounted units, complete with work surfaces and stylish splashback tiling. (The stainless steel oven, hob and extractor hood are included within the sale price.) From the kitchen access can be gained to the conservatory to the rear which in turn leads to the rear garden. Completing the ground floor accommodation is bedroom 3 with in-built fitted storage.

OFFERS AROUND £149,995

maloco +
associates

a winning team

solicitors + estate agents



GENERAL DESCRIPTION

To the upper level there are two further double bedrooms, both with storage, a separate shower room and a family bathroom. Both shower room and family bathroom have been fully upgraded and have stylish tiling. The property further benefits from a gas fired central heating system and double glazing and there are easy maintainable gardens to both front and rear of the property, with the rear mainly

consisting of a large decking area with gravel sections. Off street parking is provided by a driveway and garage.

In summary, this is an excellent opportunity to acquire a substantial family home in immaculate condition and early viewings are highly recommended.





ACCOMMODATION

LOUNGE	27'1" X 11'6"
KITCHEN	13'6" X 7'8"
CONSERVATORY	11'5" X 8'0"
BEDROOM 3	9'3" X 11'9"
BEDROOM 1	12'5" X 10'0"
BEDROOM 2	9'3" X 9'10"
SHOWER ROOM	5'8" X 5'7"
BATHROOM	9'4" X 5'7"

LOCATION

Southfield is situated within the popular area of Cowdenbeath with is an ideal commuter base for those travelling north and south of the Forth Road Bridge. Within Cowdenbeath itself there is a large range of shopping facilities within Cowdenbeath, and further shopping facilities can be found in nearby Dunfermline, included the Kingsgate covered shopping centre, pedestrianised precinct and a wide range of supermarkets and superstores. Schooling of good repute can be found for both primary and secondary education nearby.

TRAVEL DIRECTIONS

Travelling from Dunfermline proceed along the A92 towards Cowdenbeath. On entering Cowdenbeath travel straight through the High Street and at the roundabout turn left and first right into to Leuchatsbeath Drive. Follow the road all the way around, turning into Southfield, where number 9 is indicated by our for sale board.

EXTRAS TO BE INCLUDED IN THE SALE PRICE

Carpets, floor coverings, light fitting, blinds, oven, hob and hood.

VENDORS

Mr and Mrs Blyth

VIEWING

Strictly by appointment through maloco + associates, Telephone 01383 629720.

OPENING HOURS

Monday - Friday 9.00am - 5.00pm Saturday 9.30am - 12.30pm

OFFERS

Offers should be submitted in writing to:-

maloco + associates
Solicitors & Estate Agents
6/8 Bonnar Street
DUNFERMLINE
KY12 7JR

Telephone (01383) 629720
FAX (01383) 621333
LP 32, Dunfermline



Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation.

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.



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