



Stevenson Marshall
Property & Law

12 Hilton Lane
Cowdenbeath, KY9BT

Offers over £140,000

12 Hilton Lane, Cowdenbeath

A modern mid terraced villa with neat gardens and private parking to front.

There is a good internal layout which includes a reception hallway, lounge, dining kitchen, WC/cloaks, upper landing, two bedrooms and shower room.

Accommodation and room sizes

Entrance hallway

Lounge:- 3.91m x 3.65m (12'10 x 12'0)

Kitchen:- 3.82m x 3.12m (12'6 x 10'3)

WC/cloaks:- 2.03m x 1.26m (6'8 x 4'2)

Upper landing

Bedroom 1:- 3.81m x 3.05m (12'6 x 10'0)

Bedroom 2:- 4.26m x 2.75m (14'0 x 9'0)

Shower room:- 2.18m x 1.37m (7'2 x 4'6)

Gas central heating and double glazed windows are installed with fresh décor, good storage throughout and pleasant outlooks.

The neat gardens are mainly chipped for ease of maintenance with drying facilities to rear, timber garden shed and decking. There is private parking to front.

Hilton Lane forms part of a modern development and most convenient location within easy reach of excellent local amenities, a regular bus service and easy access to the M90 motorway and Forth Road Bridges. Dunfermline is approximately four miles away and Cowdenbeath Railway Station is within walking distance.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk