



**Stevenson Marshall**  
Property & Law

12 Smith Avenue  
Cowdenbeath, KY4 9LU

Offers over £125,000

## 12 Smith Avenue, Cowdenbeath

A well proportioned end terraced villa in quiet setting close to excellent local amenities.

There is a good internal layout which includes a reception hallway, full length lounge, kitchen, upper landing, 3 double bedrooms and shower room.

Gas central heating installed and there are quality double glazed windows throughout with modern front and rear entrance doors. The property benefits from excellent storage.

### Room sizes and accommodation

#### Entrance hallway

Lounge:- 6.23m x 4.44m (20'5 x 14'7)

Kitchen:- 3.54m x 3.02m (11'7 x 9'11)

#### Upper landing

Bedroom 1:- 3.81m x 3.51m (12'6 x 11'6)

Bedroom 2:- 3.58m x 3.50m (11'9 x 11'5)

Bedroom 3:- 4.21m x 3.87m (13'10 x 12'8)

Shower room:- 1.91m x 1.53m (6'3 x 5'1)

There are neat gardens to front and rear which benefit from trees, lawn, shrubs, flower beds, patio area and timber garden shed. Drying facilities are provided.

Ample on street parking is located to front.

Smith Avenue is a 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 approximately half a mile away.

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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.