



Stevenson Marshall
Property & Law

259 Broad Street
Cowdenbeath, KY4 8LG

Offers over £80,000

259 Broad Street, Cowdenbeath

A well proportioned mid terraced villa in central location close to good local amenities.

There is an excellent internal layout which includes a reception hallway, full length lounge/dining, breakfasting kitchen, upper landing, two bedrooms and bathroom.

Gas central heating and double glazed windows are installed.

Room sizes and accommodation

Entrance hallway

Lounge:- 5.83m x 3.07m (19'2 x 10'1)

Kitchen:- 4.35m x 2.62m (14'3 x 8'7)

Upper landing

Bedroom 1:- 4.20m x 3.05m (13'9 x 10'0)

Bedroom 2:- 4.74m x 3.19m (15'7 x 10'6)

Bathroom:- 2.25m x 1.49m (7'4 x 4'11)

There is a private garden to front and rear which is mainly laid to lawn, with drying facilities provided and a garden shed. There is ample on street parking to front.

259 Broad Street is located within easy reach of Cowdenbeath High Street and railway station (services to Edinburgh). A regular bus service operates and there is easy access to the M90 motorway and Forth Bridges. Dunfermline is approximately four miles 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

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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.