



Stevenson Marshall
Property & Law

80 Perth Road
Cowdenbeath, KY4 9BG

Offers in the region of £195,000

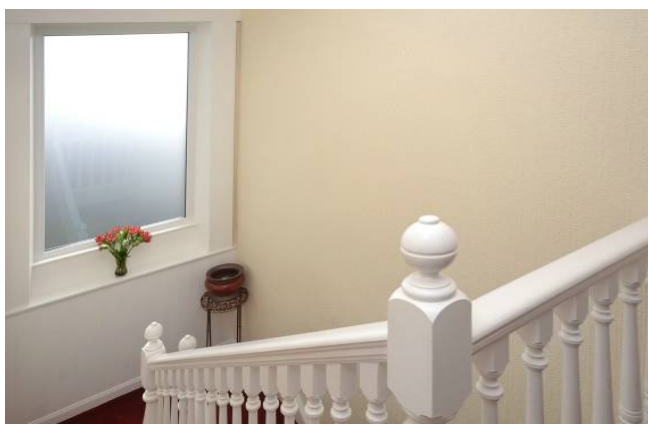
80 Perth Road, Cowdenbeath

An impressive stone built end terraced villa with mature garden ground and two garages to rear.

There is a superb flexible layout which includes a large reception hallway (with feature staircase), lounge to front, dining room, downstairs bedroom, dining kitchen, rear porch, WC/cloaks, upper landing, three further bedrooms, box room and four piece bathroom.

Gas central heating is installed with brand new double glazed sash and case windows to front together with modern double glazed windows. The property boasts excellent storage, many period features and a private aspect to rear. A driveway and two garages to rear provide ample off street parking for several vehicles.





Room sizes and accommodation

Entrance hallway

Lounge

6.49m x 5.09m (21'3 x 16'8)

Dining room

5.27m x 4.35m (17'3 x 14'4)

Downstairs bedroom

4.95m x 2.91m (16'3 x 9'7)

Dining kitchen

4.55m x 4.16m (14'11 x 13'8)

Rear porch

1.86m x 1.62m (6'2 x 5'3)

WC/cloaks

0.93m x 1.52m (3'1 x 4'0)

Upper landing

Bedroom 1

5.67m x 4.94m (18'8 x 16'3)

Bedroom 2

3.50m x 4.44m (11'6 x 14'7)

Bedroom 3

4.30m x 3.43m (14'1 x 11'3)

Box room

2.11m x 1.16m (6'11 x 3'10)

Four piece bathroom

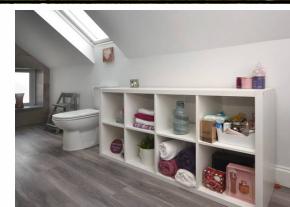
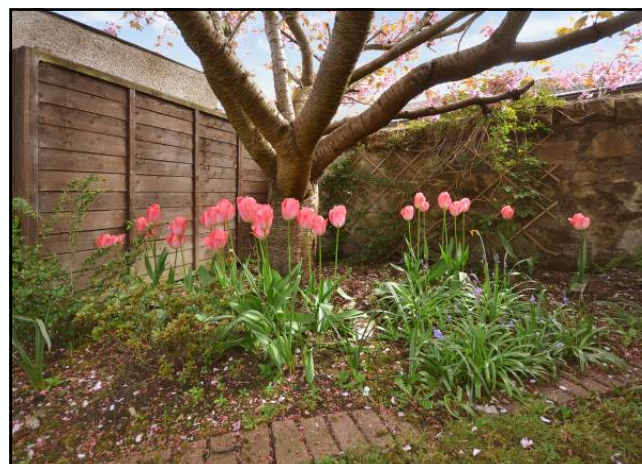
4.30m x 3.43m (14'2 x 11'3)

80 Perth Road, Cowdenbeath

The property boasts a superb mature garden, which feature a lawn section, many trees, shrubs and flower beds. There is a patio area, maximum privacy and drying facilities to rear

80 Perth Road is located close to Cowdenbeath High Street and within walking distance of the local Railway Station (services to Edinburgh). A regular bus service operates close by and there is easy access to the M90 Motorway and Forth Road Bridge. Dunfermline is approximately 4 miles away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



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.

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