

123 Broad Street
Cowdenbeath, KY4 8JS

Offers in the region of £250,000

123 Broad Street, Cowdenbeath

A stunning detached villa dating back to around 1920, with many period features typical of this era. Viewing a must!

There is a flexible internal layout which includes an entrance vestibule, large reception hallway, lounge, dining room, family room, dining kitchen, utility room, shower room, mezzanine level bathroom, upper landing, three bedrooms and store room.

Gas central heating is installed with new double glazed sash and case windows throughout, fresh décor and excellent storage. The impressive period features include a beautiful stained glass windows, deep skirting, decorative ceiling coving and high ceilings.





Room sizes and accommodation

Entrance vestibule:-2.15m x 1.18m (7'0 x 3'11)

Reception hallway:-7.23m x 2.16m (23'9 x 7'1)

Lounge:- 4.68m x 5.83m (15'4 x 19'2)

Dining room:-5.57m x 4.30m (18'4 x 14'1)

Family room:- 4.20m x 4.87m (13'9 x 16'0)

Dining kitchen:- 4.31m x 3.42m (14'2 x 10'11)

Utility room:- 3.06m x 2.70m (10'1 x 8'11)

Shower room

Mezzanine bathroom :-2.90m x 2.10m (9'7 x 6'11)

Upper landing

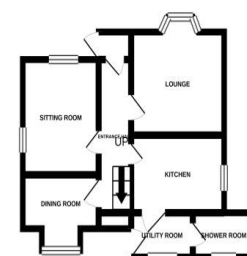
Bedroom 1:- 5.71m x 4.30m (18'10 x 14'2)

Bedroom 2:- 4.91m x 3.98m (16'1 x 13'0)

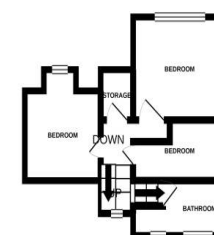
Bedroom 3:- 4.90m x 4.12m (16'1 x 13'6)

Store room

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The property boasts neat mature garden ground which boasts a host of flower beds, shrubs, trees, patio, well manicured lawn and peaceful south facing aspect to rear. There is a useful detached outbuilding (with power and light), drying facilities and water tap. A driveway to front provides ample off street parking.

Broad Street 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 4 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.

Garden picture taken by Vendor during summertime.



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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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