



5 Primmer Place  
Cowdenbeath, KY4 8LY

,Offers in the region of £65,000



A superb main door ground floor flat with most impressive mature gardens, conservatory to rear and ample on street parking to front.

There is a good internal layout which included a reception hallway, lounge, kitchen, conservatory, two bedrooms and wet room. Gas central heating is installed with double glazed windows, good storage and flexible layout.

Entrance hallway

Lounge;- 4.89m x 3.41m (15'2 x 11'2)

Kitchen;- 3.71m x 3.07m (12'2 x 10'1)

Conservatory;- 2.65m x 2.50m (8'8 x 8'3)

Bedroom 1;- 4.55m x 4.62m (14'11 x 15'2)

Bedroom 2;- 4.36m x 2.50m (14'4 x 8'3)

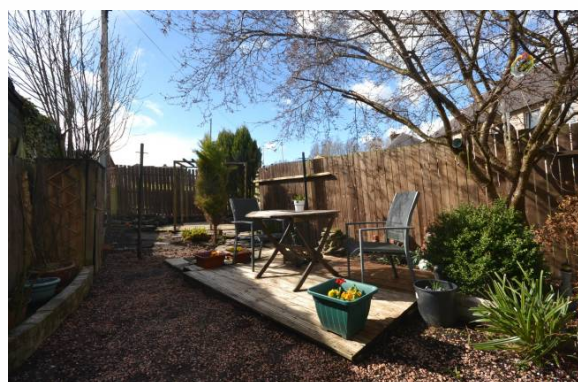
Wet room;- 2.05m x 1.90m (6'6 x 6'3)

The mature garden grounds feature a host of flower beds, trees, shrubs, decking and sunny patio area. There is maximum privacy and drying facilities are provided.

Primmer Place is a quiet cul-de-sac setting off Church Street, located 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 within walking distance.

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

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.



## 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.

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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](http://www.stevenson-marshall.co.uk)