



Stevenson Marshall
Property & Law

120 Perth Road
Cowdenbeath, KY4 9HJ

Offers over £100,000

120 Perth Road, Cowdenbeath

A well proportioned semi detached bungalow with private gardens to front and rear.

There is a good internal layout which includes a reception hallway, lounge, dining room, kitchen, two double bedrooms and shower room.

Gas central heating and double glazed windows are installed and the property boasts excellent storage and a flexible layout.

Room sizes and accommodation

Entrance hallway

Lounge:- 3.93m x 3.84m (12'10 x 12'7)

Dining room:- 3.10m x 2.72m (10'2 x 8'11)

Kitchen:- 2.91m x 2.80m (9'7 x 9'3)

Bedroom 1:- 3.96m x 3.54m (13'1 x 11'7)

Bedroom 2:- 4.07m x 3.28m (13'5 x 10'9)

Shower room:- 2.10m x 1.93m (6'11 x 6'4)

There are private gardens to front and rear which are mainly laid to lawn with paved areas, shrubs, flower beds, greenhouse and a timber garden shed.

Perth Road is within walking distance of excellent local amenities, well reputed schools and regular bus service. The location also provides easy access to the M90 Motorway and Forth Road Bridges. Dunfermline is approximately four 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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



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.



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.

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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