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For Sale

O/O £119, 950

COWDENBEATH: 17, Wilson Street



Spacious 2 bedroom stone built semi detached villa close to all local amenities including, high street, train station and leisure centre with parkland views.

- * Reception hall**
- * Lounge**
- * Separate dining room**
- * Kitchen**
- * 2 double bedrooms**
- * Shower room**
- * Gas central heating**
- * Fully double glazed**
- * Small front and rear gardens**



Property display centre: Wyse Solicitors 450, High Street, Cowdenbeath KY4 8LR

ASAP ONLINE: 140 Stenhouse Street Cowdenbeath. KY4 9DH Tel: 01383 611107 Email: info@asap-estate-agents.co.uk

COWDENBEATH 17, Wilson Street

Internal inspection highly recommended, to fully appreciate the accommodation that is on offer in this spacious, attractively priced, two bedroom semi detached villa which is conveniently located for schools, shops, public transport and the towns leisure centre and main line rail station all a short walk away. Gas central heating, with individually controlled thermostatic valves warms the property throughout and the heat generated, is retained by double glazed windows and doors. Internally the property offers: Laminate flooring and original wide, timber skirting, facings and glazed doors. There are good sized gardens to the front and the rear. The front is enclosed by a low level wall and laid with chips and the rear enclosed by ranch style fencing, mainly laid to lawn.

Cowdenbeath, has always been a popular choice of location for the commuter, due its close proximity to the Forth Road Bridge, the M90 motorway and its own, main line rail station as well as the park and ride facility, nearby in Halbeath, which makes travelling to and from Edinburgh/Glasgow/Perth and Dundee, quick and easy. All other areas of Fife including Dunfermline and surrounding areas are easily accessible by car, train, or bus. The towns local shops cater for most peoples everyday requirements and other, more extensive facilities can be found in the more major towns of Dunfermline and Kirkcaldy which are a short drive, bus ride or train journey away.

Access to the property to the front is via a UPVC double glazed door with fixed top window.

RECEPTION HALL

Welcoming reception hall which benefits from laminate flooring pass doors to both lounge and dining room as well as stairwell to first floor.

LOUNGE 14' 3" x 12' 2"

Family lounge which has laminated flooring, original skirting and door facings. Twin fifteen pane Georgian style door with bevelled glass to dining room. Textured ceiling. Two double leaf radiators with individually controlled thermostatic valves. Double glazed window formation with feature top panels. Shelves display alcove. Four power outlets.

KITCHEN 9' 9" x 6' 8"

Located to the rear of the property and benefiting from more than ample floor standing and wall mounted storage units with matching work tops. Stainless steel sink unit with matching mixer taps. UPVC double glazed door to rear garden. Two double glazed windows. Tile effect vinyl flooring. Timber cladding to ceiling. Ceramic tiling around work top walls. Six power outlets.

DINING ROOM 15' 3" x 13' 4"

Located between the kitchen and the lounge, this good sized public room is accessed via the lounge and also the hall. Feature fireplace, twin glazed doors back to lounge, double glazed window. Two double radiators. Telephone / broadband point. Laminate flooring. Two storage cupboards. Six power outlets.

UPPER LANDING

Mezzanine landing lends access to the bedrooms and family bathroom. Hatchway to loft void. Double leaf radiator with individually controlled thermostatic valve. Storage cupboard / wardrobe.

BEDROOM 11' 5" x 9' 3"

Located to the front of the property, this good sized double bedroom, with part combed ceilings has: UPVC double glazed, window formation. Panel radiator with individual control. Original wide skirting and door facings. Two power outlets.

BEDROOM 10' 3" x 9' 2"

Double bedroom which is located to the rear of the property and benefits from a panel radiator with individual control. Original skirting and door facings. UPVC double glazed windows. Four power outlets.

SHOWER ROOM 5' 10" x 6' 1"

Located to the rear and benefiting from a three piece suite comprising: Low level WC, pedestal wash hand basin and matching shower with electric shower. Two opaque double glazed window. Expel air style extractor fan. Panel radiator with individual control.

GARDENS

Easily maintained gardens to front and rear. The front enclosed by a low level wall. The rear which is small, is fully enclosed by ranch style fencing and mainly laid to lawn.

CLIENTS

A client of ASAP

OFFERS/NOTES OF INTEREST

In writing from a solicitor to:

ASAP 140 Stenhouse Street, Cowdenbeath. Fife KY4 9DH

VIEWING

Strictly by appointment through ASAP

MORTGAGE

If you would like to find out how much a mortgage would be to purchase this property please contact ASAP on 01383 611107

