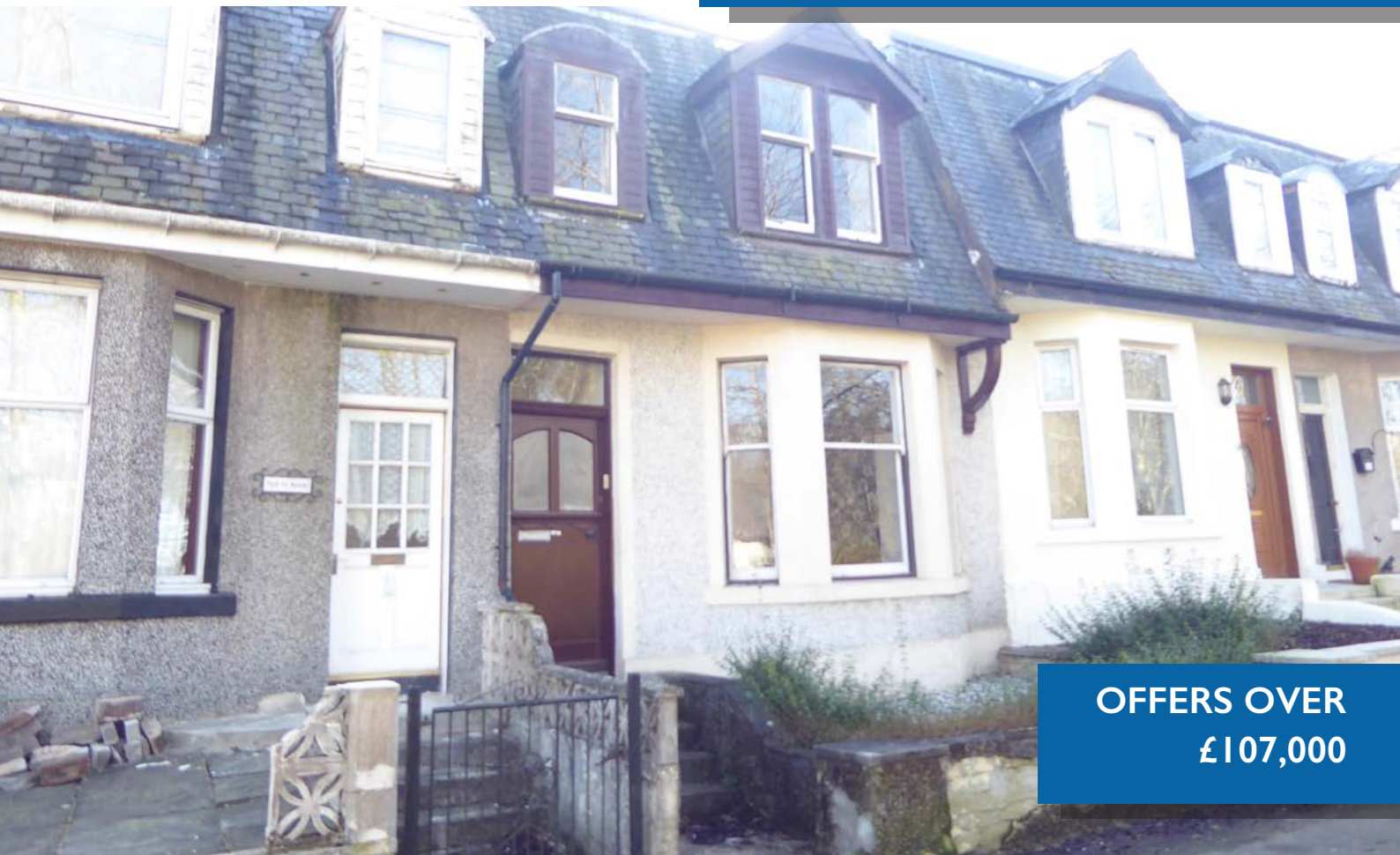




Malcolm Jack
& Matheson

8 BROOMFIELD ROAD
COWDENBEATH, KY4 9AE



OFFERS OVER
£107,000

**EXCEPTIONALLY SPACIOUS 3 BED
MID TERRACED VILLA IN NEED OF
UPGRADING AND MODERNISATION.
ON STREET PARKING. GARDEN.**

Entrance Hall

Lounge

Dining Room

Kitchen

3 Bedrooms

Bathroom

Garden to front and rear

Ample on street parking

EPC Rating: F



SITUATION

Cowdenbeath is centrally situated in southwest Fife and commuters benefit from its convenience to the neighbouring towns of Glenrothes, Kirkcaldy, Dunfermline and Lochgelly. There are good bus services to these centres in addition to which there are regular train services from the local station to Edinburgh and all stops on the Fife Circle. Quick access can be gained to the A92 which offers direct access onto the M90 motorway network linking to Edinburgh in the south and Perth and Dundee to the north. The town is also well served by a good range of retail outlets.

PROPERTY

8 Broomfield Road is a bright and exceptionally spacious 3 bed mid terraced villa. The property is situated within a quiet residential area and is close to the centre of Cowdenbeath with its good range of local amenities.

Internally the property offers bright and spacious accommodation over two levels. The property does require a full upgrade and modernisation. It does offer great potential to be a family home, or an ideal first time buy.

Externally the property has on street parking and garden grounds to the front and rear of the property.

ACCOMMODATION

ENTRANCE HALL

Staircase to upper level.

LOUNGE 3.73m x 3.61m (12'3" x 11'10")

Spacious lounge with bay window to front. Display recess with cupboard underneath. Carpet.

DINING ROOM 4.12m x 3.29m (13'6" x 10'10")

Bright and spacious room with window to rear overlooking the garden. Open recess with cupboard underneath. Telephone point.



KITCHEN 4.12m x 1.33m (13'6" x 4'4")

Base unit with integrated sink and drainer: Space for white goods. Open storage space under the stairs. Door out to rear garden.

LANDING 3.20m x 1.85m (10'6" x 6'1")

Spacious. Carpet.

BEDROOM ONE 3.94m x 2.81m (12'11" x 9'3")

Spacious double bedroom with window to rear: Cupboard housing water tank. Built in storage including wardrobes and cupboard space. Carpet.

BEDROOM TWO 4.14m x 2.81m (13'7" x 9'2")

Spacious double bedroom with window to front. Shelled recess cupboard. Carpet.

BEDROOM THREE 2.74m x 1.85m (9' x 6'1")

Could used as a single bedroom or a home office. Window to front.

BATHROOM 2.49m x 1.85m (8'2" x 6'1")

White three-piece suite comprising bath, wash hand basin and WC. Opaque window to rear.

GARDENS AND GROUNDS

To property has attractive gardens to the front and rear of the property. The front garden is small but ideal for pots of plants. The rear garden is a good size and is laid mainly with lawn. There is also space to store bins.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the fridge/freezer and electric cooker.

VIEWING

To view please contact Malcolm Jack & Matheson on 01383 723444.

HOME REPORT

There is a Home Report for this property.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

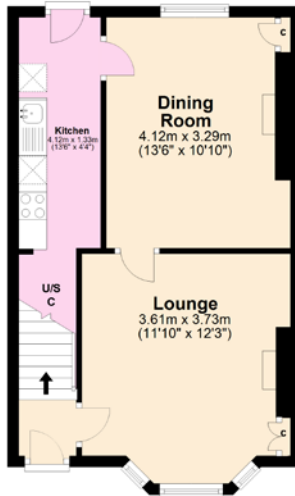
As this is an executry sale and the property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



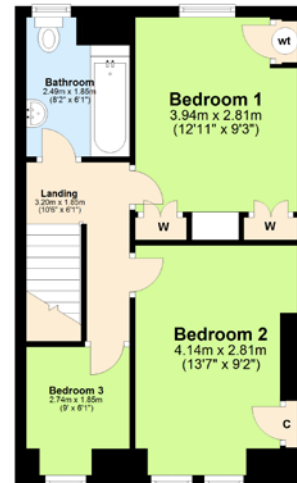
Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



floorplan by Mike Dooley Photography 07730 560286

While every effort has been made to ensure the accuracy of this floorplan, representations of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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Dunfermline KY12 7LH, Tel: (01383) 723444

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