



**Stevenson Marshall**  
Property & Law

60 Netherton Road  
Cowdenbeath, KY4 9BF

Offers in the region of £184,950

## *60 Netherton Road, Cowdenbeath*

Immaculate throughout, a modern detached villa in popular location with beautiful garden ground and peaceful woodland aspect to rear.

There is a good internal layout which includes an entrance vestibule, WC/cloaks, full length lounge (with French doors), breakfasting kitchen, utility room, upper landing, 3 bedrooms, master en-suite and bathroom.

Gas central heating is installed with double glazed windows, tasteful decor, contemporary lighting, luxury carpets, good storage and quality fixtures and finishing throughout.





## Room sizes and accommodation

### Entrance vestibule

WC/cloaks 1.77m x 0.75m (5'10 x 2'6)

Lounge 7.23m x 4.26m (23'10 x 13'10)

Breakfasting kit 3.79m x 3.35m (12'6 x 11'0)

### Upper landing

Bedroom 1 3.66m x 2.95m (12'0 x 9'8)

En-suite 1.63m x 1.53m (5'4 x 5'0)

Bedroom 2 3.56m x 3.10m (11'8 x 10'3)

Bedroom 3 3.33m x 3.12m (10'11 x 10'3)

Bathroom 3.97m x 2.05m (13'0 x 6'9)

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.

## 60 Netherton Road, Cowdenbeath

The most impressive mature gardens enjoy maximum privacy with a woodland aspect to rear, numerous mature shrubs, pleasant outlooks, large trees, flower beds, patio, drying facilities and quality artificial lawn. A garage and driveway to front provide ample off street parking.

Netherton Road forms part of the popular Bellway development just minutes from Cowdenbeath High Street and Primary and Secondary schools. There are excellent transport links by both road and rail and good local amenities close by.



## 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.



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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