

# first for homes

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Contact Allan England's Team

01592 752 944



Viewfield Terrace, Lumphinnans  
**Offers over £91,000**



# Viewfield Terrace, Lumphinnans

**\*SOLD AS SEEN\*** 2-Bedroom Semi-Detached Villa With Driveway And Garage, In The Sought After of Lumphinnans!

Allan England's Team at first for homes are proud to present to the market this 2-Bedroom Semi Detached Villa situated within a sought-after area of Lumphinnans, Cowdenbeath. This bright and spacious family home which would benefit from some upgrading throughout comprises of: lounge, kitchen, 2 double bedrooms and wet room shower room. Externally there are south facing garden grounds to the rear with a timber garage. The front of the property has a driveway for 1 car with the potential to make the drive larger to accommodate 2 cars . Viewing is highly recommended to fully appreciate all this fantastic home has to offer.

Home Report Value-£95,000

EPC Rating-C

Council Tax Band-B

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Lumphinnans, Cowdenbeath is situated in Central Fife, just off the A92. It is approximately 6 miles from Dunfermline and has easy access to the Forth Road Bridge via the M90 Motorway. Cowdenbeath boasts its own 18-hole golf course and both primary and secondary schooling are available. As well as excellent road links to Edinburgh and the north, Cowdenbeath has a railway station providing connections around the Country.







**SITUATION – Cowdenbeath**

**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LOUNGE**

13'5" x 12'11" (approx) (4.11m x 3.96m (approx))

**KITCHEN** 8'7" x 8'0" (approx) (2.63m x 2.44m (approx))

**SHOWER ROOM**

8'1" x 7'11" (approx) (2.47m x 2.43m (approx))

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

13'11" x 12'0" (approx) (4.25m x 3.68m (approx))

**BEDROOM 2**

13'11" x 9'8" (approx) (4.26m x 2.96m (approx))

**SINGLE CAR DRIVEWAY WITH ROOM TO EXTEND**

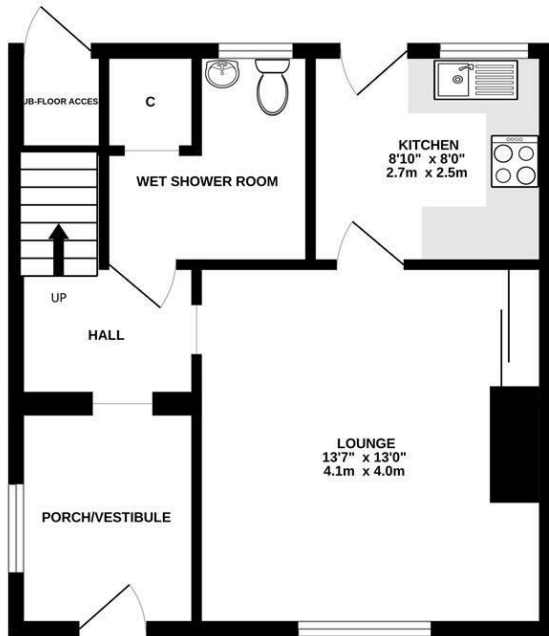
**TIMBER GARAGE/SHED**

**REAR GARDEN GROUNDS**

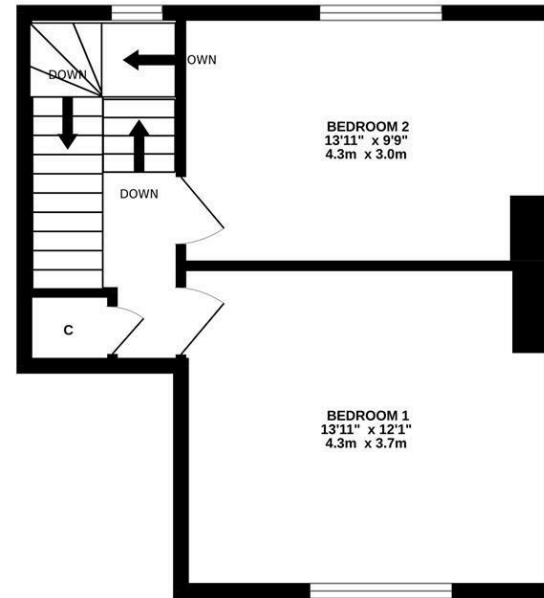
**INFORMATION**

**SOLD AS SEEN**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

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