



Offers Over £154,500
31 Moffat Crescent, Lochgelly, Fife, KY5 9NY

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Delmor are delighted to be marketing this modern spacious extended mid terraced villa in a much sought after area. Lochgelly has a great range of amenities including shopping, schooling, Lochgelly Theatre of Performing Arts and Lochgelly golf course. There is a train station and close links to the A92 making it an ideal base for the commuter. The property briefly comprises of, on the ground floor - Entrance door to the spacious hallway with storage cupboards and stairs leading to the first floor. Spacious lounge with patio doors to the rear. Ample space for dining table and chairs. Modern dining kitchen with floor and wall mounted units incorporating range cooker with five burner gas hob and overhead extractor fan. Walk in pantry. Integrated dishwasher and washing machine. American style fridge/freezer. Breakfast bar incorporating the sink. Ample space for dining table and chairs. The first floor has a top hallway giving access to three double bedrooms. Modern shower room comprising of shower cubicle, WC and vanity unit housing the wash hand basin. The front gardens are mono blocked allowing for off street parking. There is a garage to the rear allowing for further storage/parking. The rear gardens have mature plants, lawned and two patio areas making it an ideal entertaining area. Summerhouse. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition family home which is a credit to the current owner.

Ground Floor

Entrance Hallway



Lounge



6.22m x 4.13m (20' 5" x 13' 7")

Kitchen



3.21m x 2.59m (10' 6" x 8' 6")

Dining Area

3.03m x 2.94m (9' 11" x 9' 8")

First Floor



Top Hallway

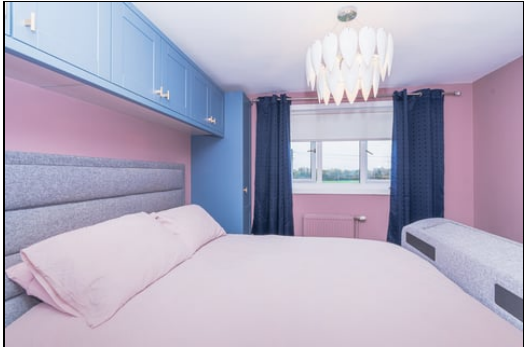


Bedroom



4.26m x 2.73m (14' 0" x 8' 11")

Bedroom



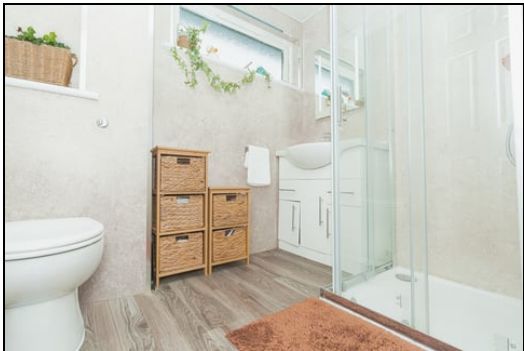
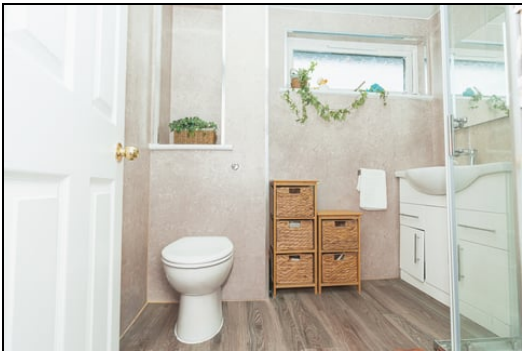
3.41m x 3.27m (11' 2" x 10' 9")

Bedroom



3.43m x 2.74m (11' 3" x 9' 0")

Shower Room



2.25m x 1.65m (7' 5" x 5' 5")

Gardens



Extras

All floor coverings and blinds. Range cooker and extractor fan. Integrated dishwasher and washing machine. American style fridge/freezer. Summerhouse.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.



MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

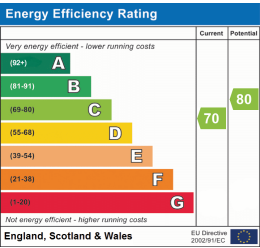
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

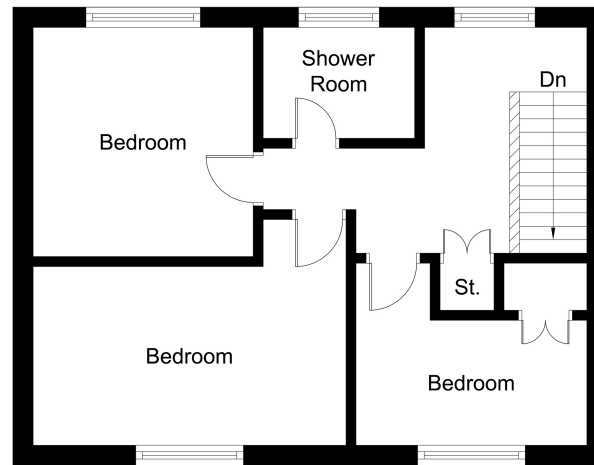
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

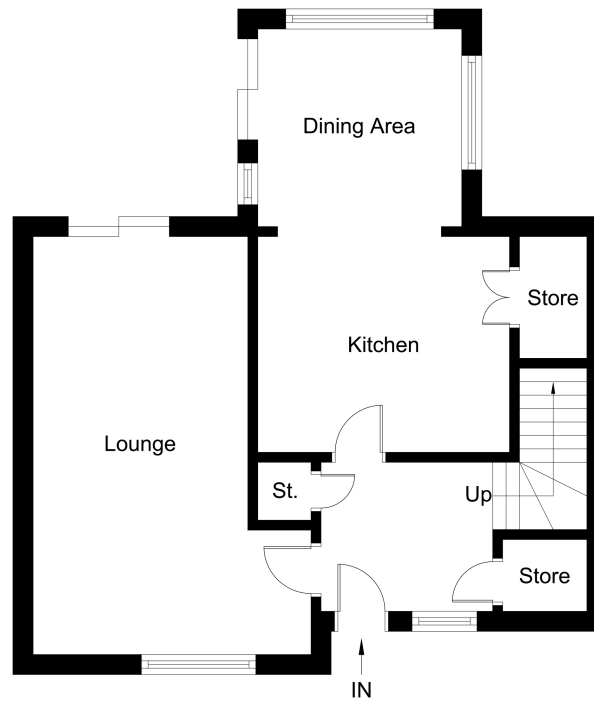
FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





First Floor



Ground Floor