



Offers Over £134,995  
6 Boswell Road, Lochgelly, Fife, KY5 9DS

# 6 Boswell Road, Lochgelly, Fife, KY5 9DS

Delmor are delighted to present 6 Boswell Road, Lochgelly an attractive modern semi-detached home which offers well-proportioned accommodation arranged over two floors. The property is entered via a welcoming hallway with useful storage, leading through to a bright open-plan lounge and kitchen. The kitchen area offers ample room for dining, integrated fridge freezer, gas hob, electric oven and there is space for a washing machine, while the open layout allows natural light to flow throughout. A modern bathroom is conveniently located on the ground floor. On the first floor, the home boasts three generously sized bedrooms, all with additional built-in storage and wardrobe space providing excellent practicality. Externally, the property benefits from a private driveway, offering off-street parking, along with enclosed back garden with an outbuilding which is currently being used for an at home office. Well laid out and thoughtfully designed, this home combines modern open-plan living with excellent storage and outdoor space. Situated in the popular residential area of Lochgelly, the property enjoys a peaceful setting while remaining close to local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate this property.

## Ground Floor

### Entrance Hallway

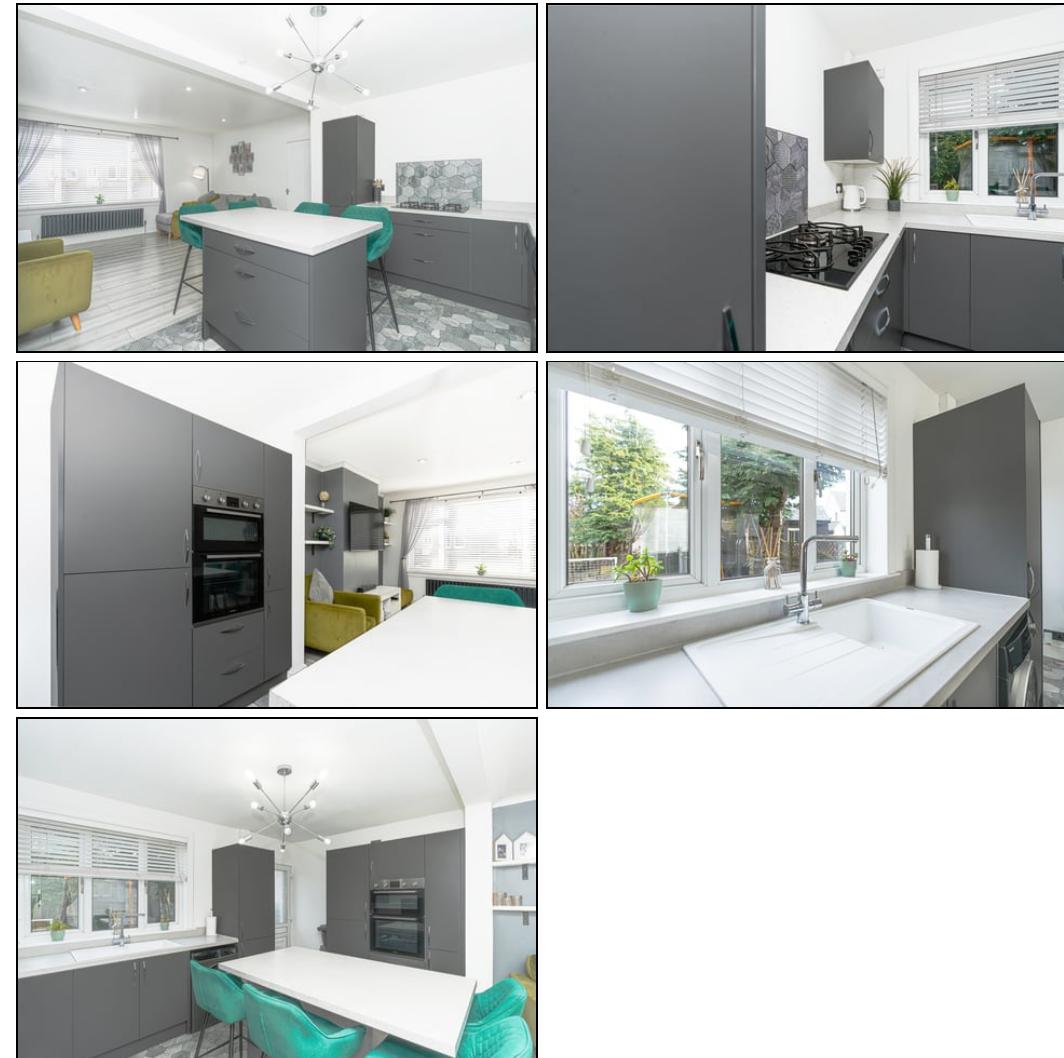


### Lounge



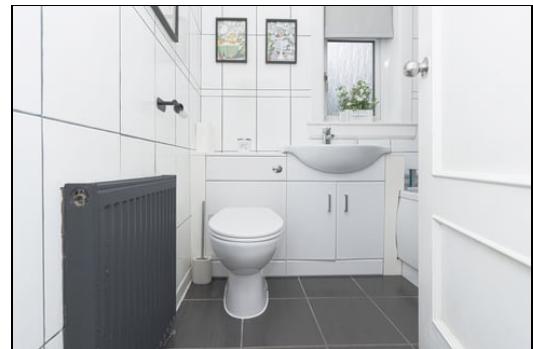
3.82m x 4.28m (12' 6" x 14' 1")

### Kitchen



2.7m x 4.26m (8' 10" x 14' 0")

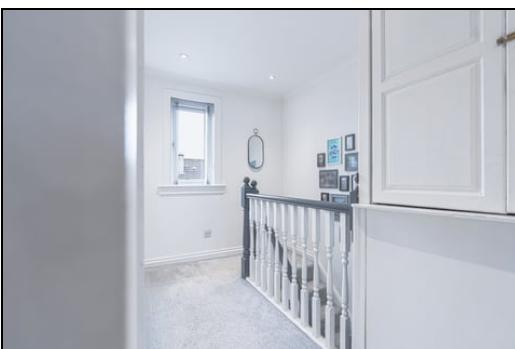
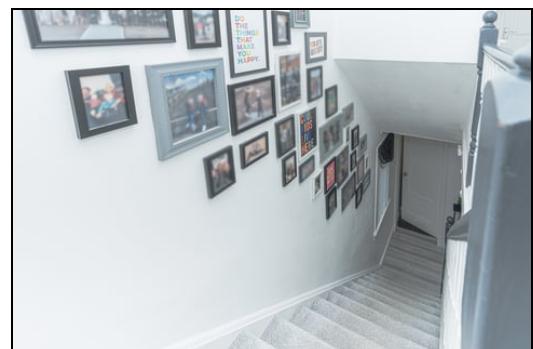
## Bathroom



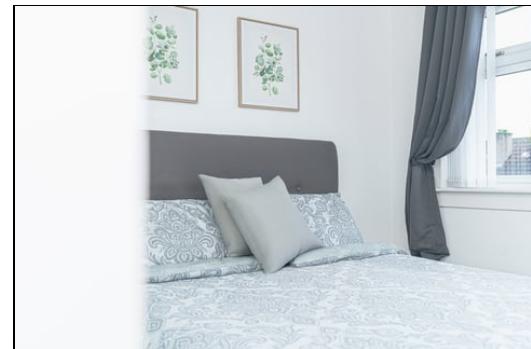
1.7m x 2.0m (5' 7" x 6' 7")

## First Floor

### Top Hallway



## Bedroom



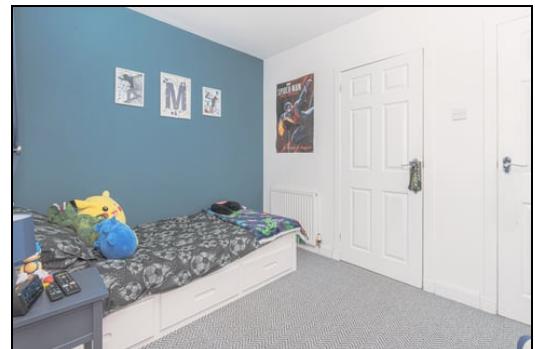
3.04m x 3.84m (10' 0" x 12' 7")

## Bedroom



2.52m x 3.27m (8' 3" x 10' 9")

## Bedroom



3.02m x 3.57m (9' 11" x 11' 9")

## Gardens



## SONIC TAPE

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

## Extras

All floor coverings, Gas hob, oven and integrated fridge freezer

## MEASUREMENTS

All measurements are approximate.

## APPLIANCES/SERVICES

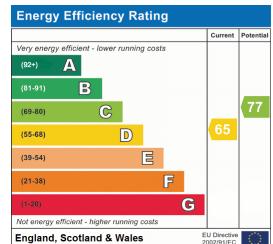
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

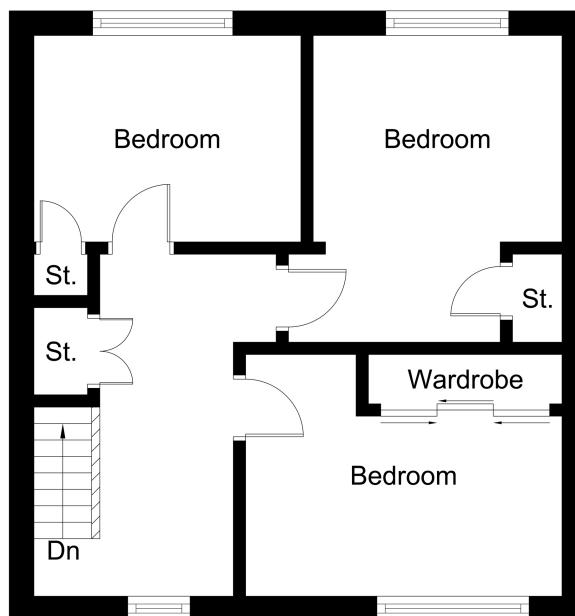
## MORTGAGE & FINANCIAL ADVICE

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.

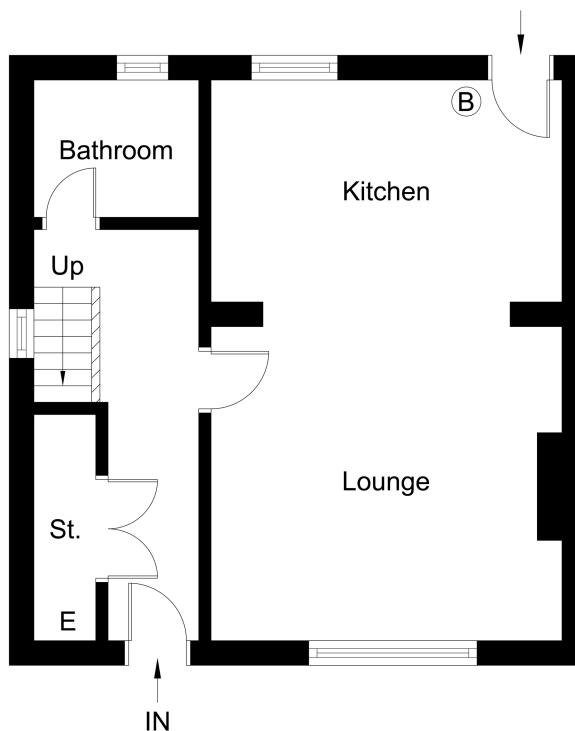
## FREE VALUATION

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