



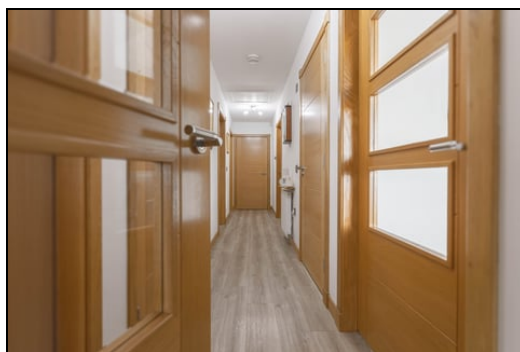
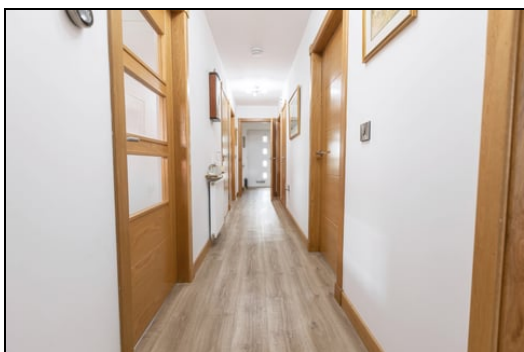
Offers Over £264,000
47 The Avenue, Lochgelly, Fife, KY5 9LL

47 The Avenue, Lochgelly, Fife, KY5 9LL

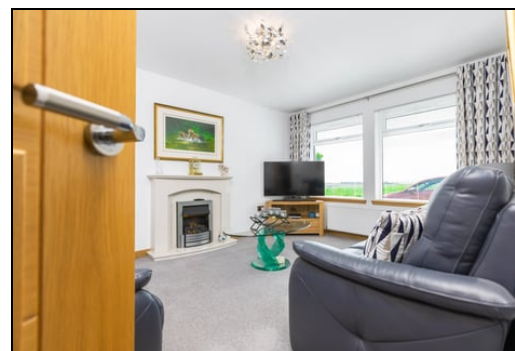
Delmor are excited to be marketing this stunning executive detached bungalow set in a much sought after private residential estate. Lochgelly has a great range of amenities including shopping, schooling and Lochgelly Centre a performing arts theatre. There is a train station and close links to the A92 for the commuter. The accommodation briefly comprises of - Entrance door through to the welcoming spacious hallway with storage cupboard. Bright lounge with marble fire surround and inset electric fire. Luxury dining kitchen with floor and wall mounted units incorporating breakfast bar with induction hob. Wall mounted electric oven and microwave. Integrated fridge/freezer and dishwasher. Ample space for dining table and chairs. French doors leading to the rear gardens. Luxury four piece bathroom comprising of bath, shower cubicle, WC and vanity unit housing the wash hand basin. Three double bedrooms all with fitted wardrobes. The master has a luxury ensuite comprising of double shower cubicle, WC and vanity unit housing the wash hand basin. The attic is partially floored with power/light. The front gardens are open with chipped areas and mono block driveway to the side providing ample off street parking. The rear gardens are beautifully landscaped with mature plants, shrubs and manicured lawned areas. Outside electric sockets. Patio area with pergola making this a perfect entertaining space. The property also benefits from NEFF appliances, gas central heating with NEST control panel, double glazing and solar panels. There are also oak doors and finishings throughout. Early viewing is a MUST on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance Hallway



Lounge



4.5m x 3.3m (14' 9" x 10' 10")

Dining Kitchen

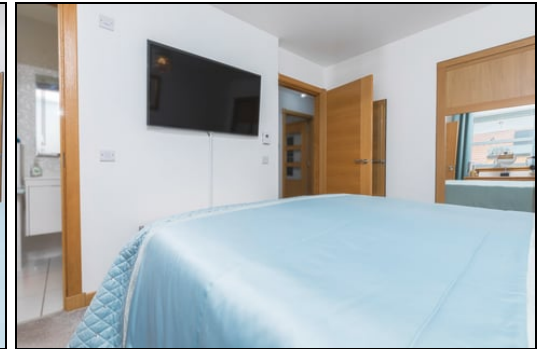
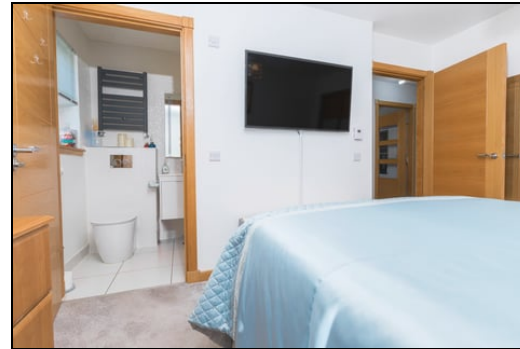
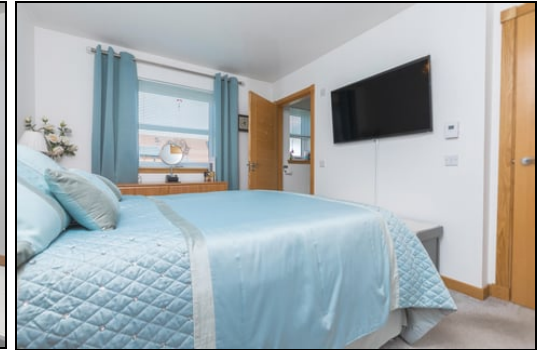


5.87m x 3.3m (19' 3" x 10' 10")

Bathroom



3.29m x 1.88m (10' 10" x 6' 2")



Master Bedroom

EnSuite



3.87m x 2.92m (12' 8" x 9' 7")

2.1m x 1.2m (6' 11" x 3' 11")



Bedroom



3.05m x 2.95m (10' 0" x 9' 8")



Bedroom



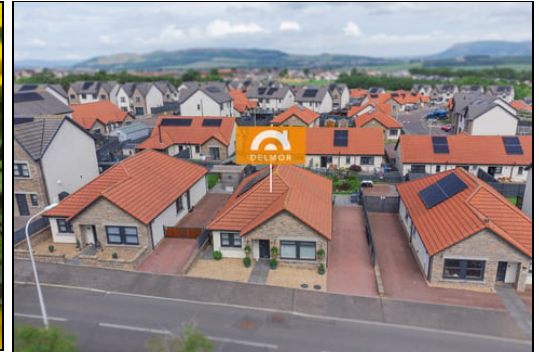
3.06m x 2.87m (10' 0" x 9' 5")

Gardens



Extras

All floor coverings. Induction hob, electric oven and microwave. Integrated fridge/freezer and dishwasher. Garden shed including fridge/freezer. Greenhouse. Blinds and curtain poles.



**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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

