



Offers in Region of £130,000
81 Balbedie Avenue, Lochore, Lochgelly, Fife, KY5 8HW

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Delmor are delighted to present to the market this semi detached villa set in a popular location. Lochore has a great range of amenities including shopping, schooling and Lochore Meadows Country Park. There are close links to the A92 for the commuter. The property briefly comprises of on the ground floor - Vestibule area. Entrance hallway with stairs leading to the first floor. Spacious lounge with brick fireplace and inset fire. French doors leading to the dining/garden room which has French doors to the rear gardens. Dining kitchen is fitted with an array of floor and wall mounted units incorporating gas cooker. Ample space for table and chairs. Wet room comprising of shower, WC and wash hand basin. First floor has three double bedrooms with storage. The front gardens are enclosed with driveway to the side leading to the garage. There are enclosed extensive gardens to the rear which are mostly laid to lawn. Decked area. Storage shed. The property also benefits from gas central heating and double glazing. The property requires upgrading and would ideally suit a buyer looking to put their own stamp on a home. Early viewing is highly recommended to fully appreciate the space and layout on offer.

Ground Floor

Vestibule Area

1.38m x 1.12m (4' 6" x 3' 8")

Entrance Hallway



Lounge



5.16m x 3.44m (16' 11" x 11' 3")

Dining Kitchen



4.7m x 2.94m (15' 5" x 9' 8")



Dining/Garden Room



3.95m x 3.59m (13' 0" x 11' 9")

Wet Room



3.65m x 1.33m (12' 0" x 4' 4")

First Floor

Bedroom



4.26m x 3.44m (14' 0" x 11' 3")

Bedroom



3.6m x 3.22m (11' 10" x 10' 7")

Bedroom



4.73m x 2.93m (15' 6" x 9' 7")

Gardens



Extras

All floor coverings. Gas cooker. Storage shed.

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.

MORTGAGE & FINANCIAL ADVICE

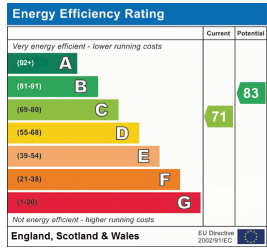
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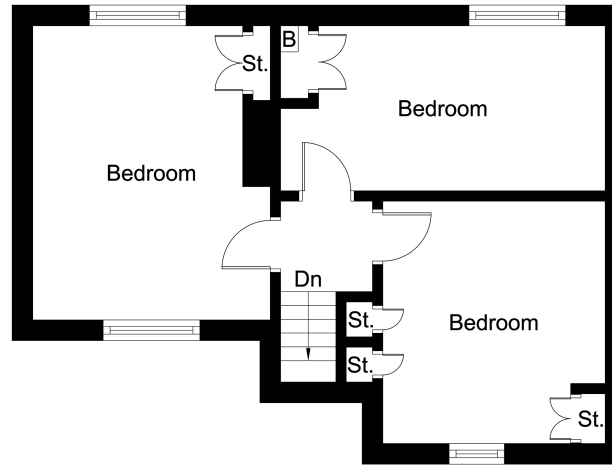
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FREE VALUATION

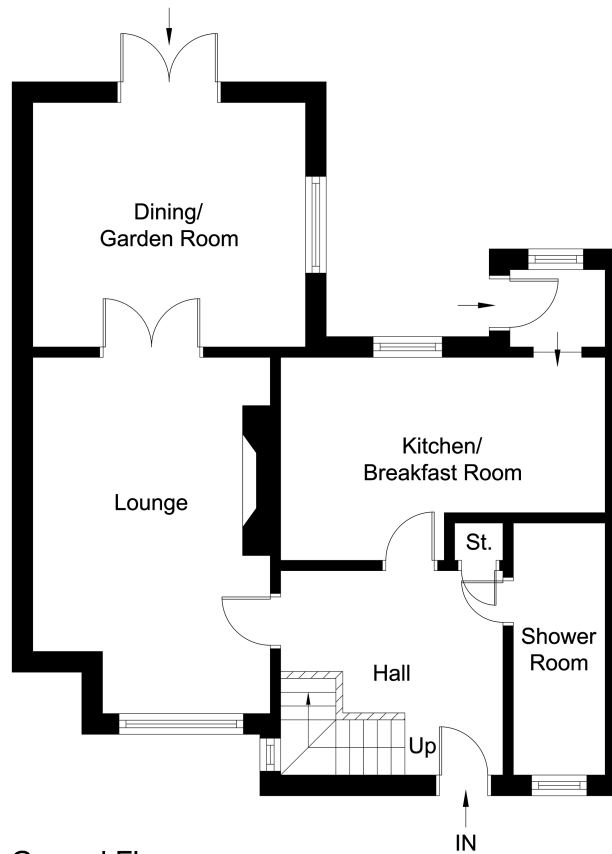
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valuation service without cost or obligation. Please call this office for an appointment.





First Floor



Ground Floor