



Offers Over £94,500
40 Garry Park, Glenraig, Lochgelly, Fife, KY5 8AF

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Delmor are pleased to present to the market this semi detached villa which requires upgrading and is set in a popular location. Glencraig is close to Lochore Meadows Country Park and local shopping. There are also close links to the A92 for the commuter. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor. Spacious lounge with fire surround and inset fire. Kitchen is fitted with an array of floor and wall mounted units incorporating slot in electric cooker, washing machine and fridge. Ample space for dining table and chairs. First floor has top hallway giving access to two double bedrooms. Bathroom comprising of bath with overhead shower and screen, WC and wash hand basin. There are gardens to the front and rear. Driveway to the side leading to the garage. The property also benefits from gas central heating, double glazing and ample storage. Early viewing is highly recommended.

Ground Floor

Entrance Hallway



Lounge



4.27m x 3.94m (14' 0" x 12' 11")



Kitchen



4.23m x 2.45m (13' 11" x 8' 0")

First Floor

Top Hallway

Bedroom



4.33m x 3.76m (14' 2" x 12' 4")

Bedroom



3.05m x 2.9m (10' 0" x 9' 6")

Bathroom



Gardens



Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be



included in the sale.

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

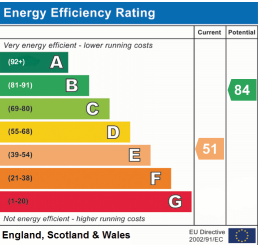
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

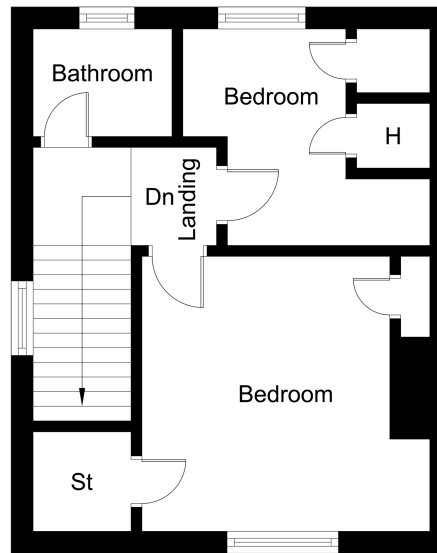
MORTGAGE & FINANCIAL ADVICE

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.

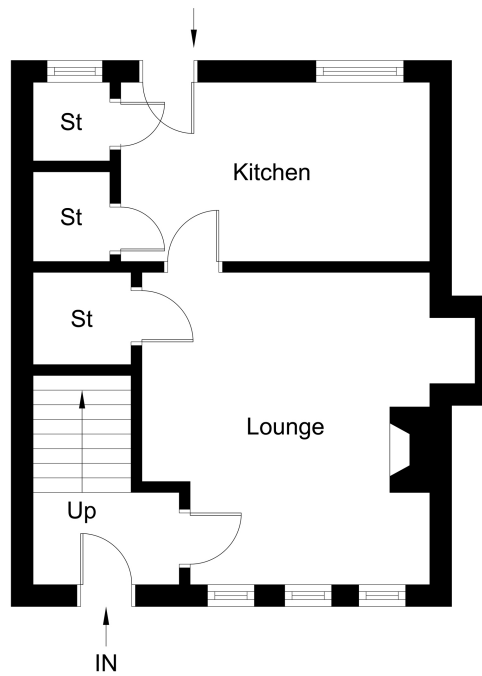
FREE VALUATION

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