



**Offers Over £139,500**  
**80 High Street, Lochgelly, Fife, KY5 9JP**

# 80 High Street, Lochgelly, Fife, KY5 9JP

Delmor are delighted to present to the market this beautifully presented semi detached villa in a central location close to all local amenities including shopping and schooling. Lochgelly has a train station and close links to the A92 for the commuter. The property briefly comprises of - Door through to the entrance hallway with storage cupboard and stairs leading to the first floor. Spacious lounge. Modern kitchen with floor and wall mounted units incorporating range cooker with overhead chimney extractor fan. Integrated dishwasher. Washing machine. Space for table and chairs. Stunning four piece bathroom comprising of double walk in shower cubicle. Bath. WC. Vanity unit with storage drawers housing the wash hand basin. Expelair fan. First floor has top hallway and three double bedrooms. The front garden has chipped area and driveway to the side (kerb not dropped) potential for off street parking. The gardens to the rear are mostly laid to lawn. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended as we anticipate a lot of interest in this property which is a credit to the current owner.

## Ground Floor

### Entrance Hallway

### Lounge



4.6m x 4.33m (15' 1" x 14' 2")

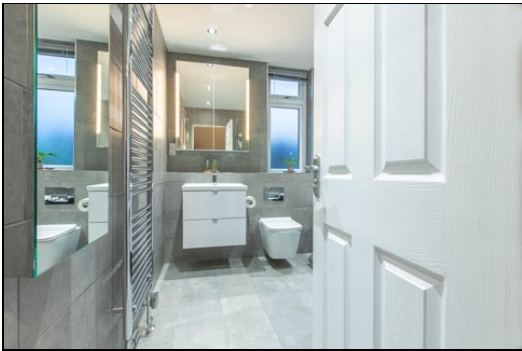


### Kitchen



4.33m x 3.15m (14' 2" x 10' 4")

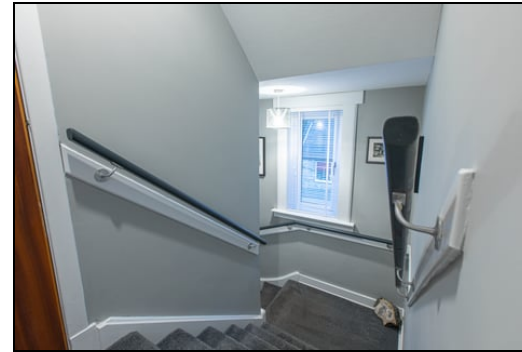
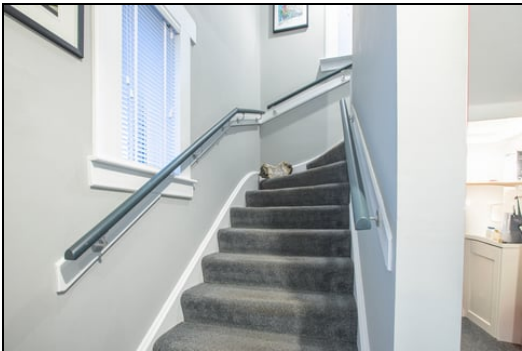
## Bathroom



2.51m x 2.33m (8' 3" x 7' 8")

## First Floor

### Top Hallway



## Bedroom



4.36m x 3.46m (14' 4" x 11' 4")

## Bedroom

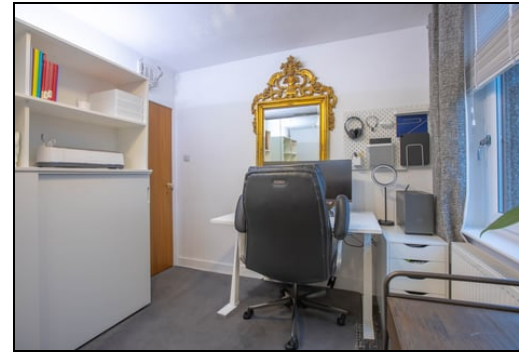


4.01m x 3.33m (13' 2" x 10' 11")

## Bedroom



3.58m x 3.0m (11' 9" x 9' 10")



## Gardens



## Extras

All floor coverings. Range cooker. Extractor fan. Dishwasher. Washing machine. Wardrobe in main bedroom. Custom fit blinds.

## 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

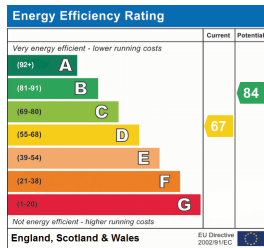
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

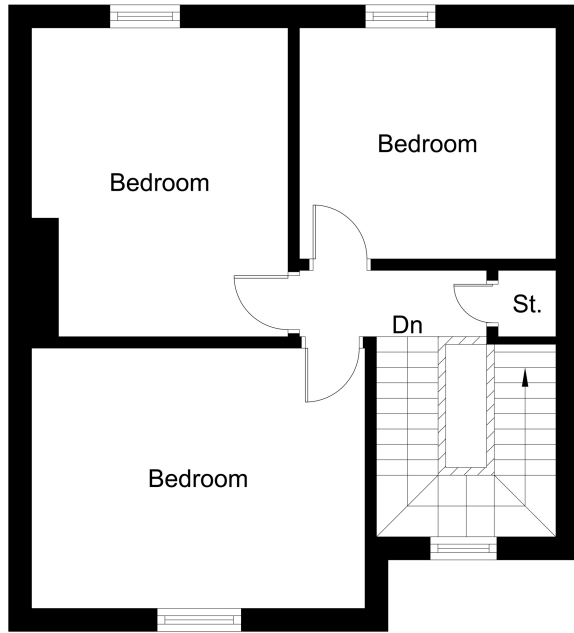
## MORTGAGE & FINANCIAL ADVICE

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.

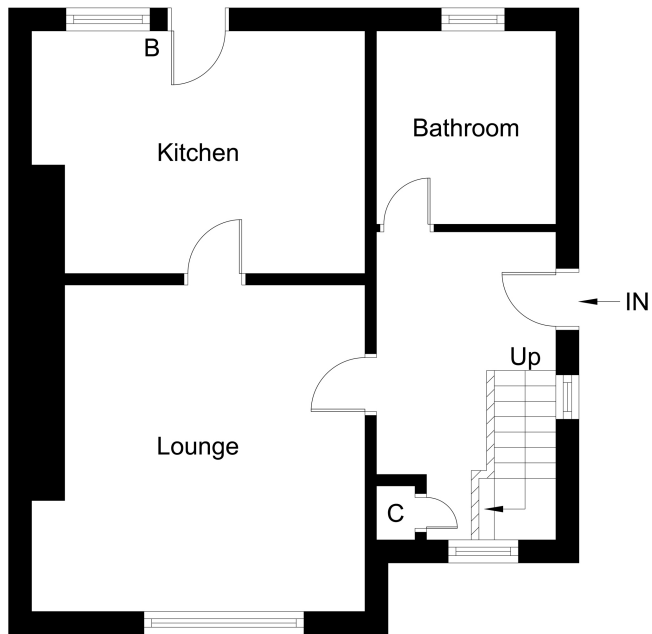
## FREE VALUATION

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