



**Offers in Region of £80,000**  
**54 Benarty Avenue, Lochgelly, Fife, KY5 9EF**

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Delmor are pleased to present to the market this semi detached villa with open views set in a popular location close to all local amenities. Lochgelly has a host of amenities including shopping and schooling. There is a train station and close links to the A92 for the commuter. The property briefly comprises of - Entrance hallway with stairs leading to the first floor. Spacious lounge/dining. Kitchen has an array of floor and wall mounted units. First floor has two double bedrooms. Bathroom with bath, wash hand basin and WC. There are gardens to the front, side and rear. The property benefits from gas central heating. The property requires upgrading and would be ideal for someone looking to make it their own. Early viewing highly recommended.

## Ground Floor

### Entrance Hallway

### Lounge



6.56m x 3.21m (21' 6" x 10' 6")



### Kitchen



3.24m x 3.13m (10' 8" x 10' 3")

## First Floor

### Bedroom



4.78m x 3.07m (15' 8" x 10' 1")

### Bedroom



3.2m x 2.98m (10' 6" x 9' 9")

### Bathroom



2.07m x 1.54m (6' 9" x 5' 1")

## Gardens



### 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

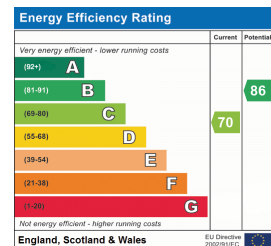
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

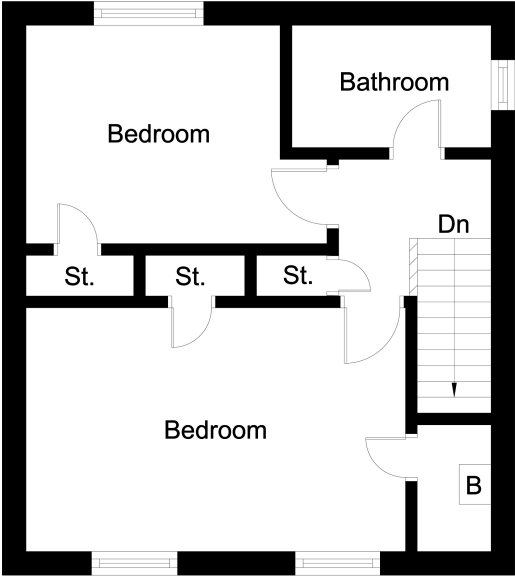
### MORTGAGE & FINANCIAL ADVICE

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.

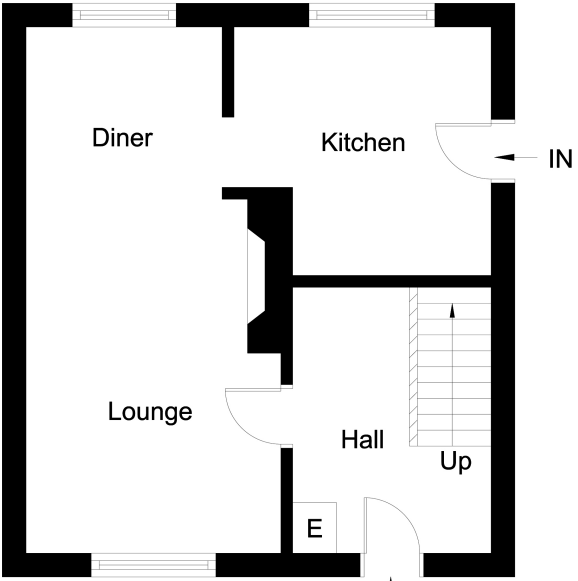
### FREE VALUATION

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