



Offers Over £239,500  
25 The Braes, Lochgelly, Fife, KY5 9QH



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Delmor are delighted to be marketing this rarely available well presented detached bungalow set in a much sought after location close to amenities. Lochgelly has a great range of facilities including shopping, schooling, Lochgelly Theatre of Performing Arts and Lochgelly golf course. The property briefly consists of - Entrance vestibule through to the welcoming hallway. Storage cupboard. Spacious lounge with modern feature fireplace and inset fire. Modern dining kitchen with floor and wall mounted units incorporating five burner gas hob with double electric oven below and overhead extractor fan. Integrated washing machine, dishwasher, fridge and freezer. The dining area has ample space for dining table and chairs. French doors through to the conservatory. Conservatory overlooking the gardens. Modern shower room comprising of shower cubicle, WC and vanity unit housing the wash hand basin. There are two double bedrooms both of which have mirrored wardrobes. There are beautifully landscaped gardens to the front, side and rear with patio areas and mature plants and shrubs. There is a driveway to the side allowing for parking for several vehicles and leads to the double detached garage. The property also benefits from gas central heating and double glazing. Early viewing is a must on this move in condition property.

## Ground Floor

### Entrance Vestibule

### Hallway



### Lounge



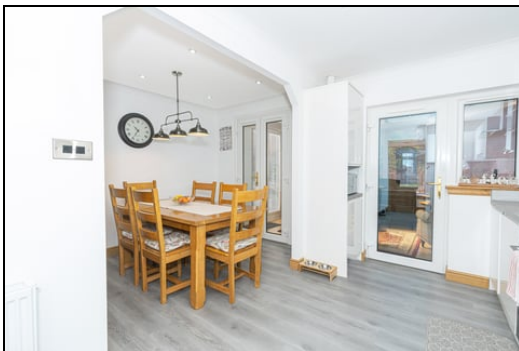
4.7m x 4.56m (15' 5" x 15' 0")

### Kitchen



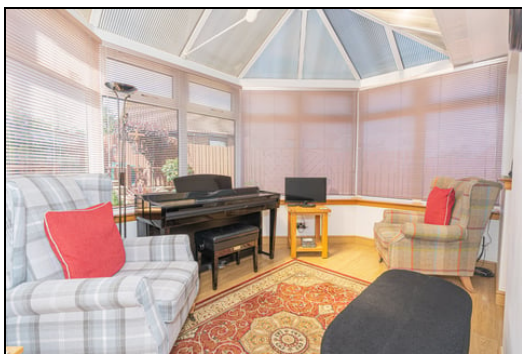
4.17m x 2.36m (13' 8" x 7' 9")

## Dining Area



3.55m x 2.24m (11' 8" x 7' 4")

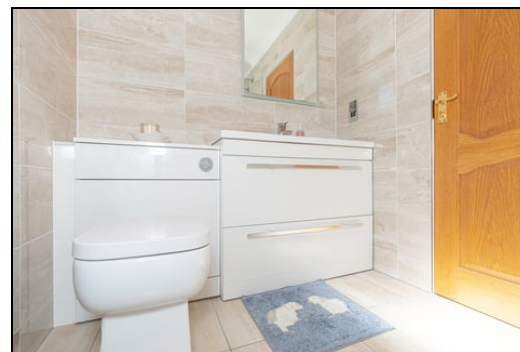
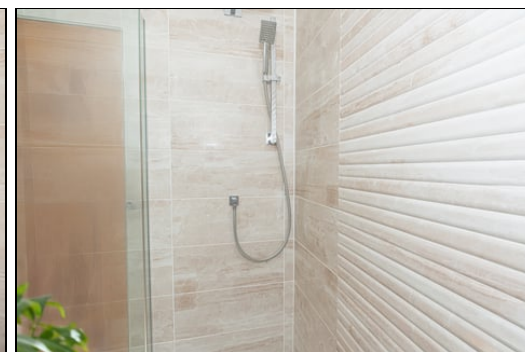
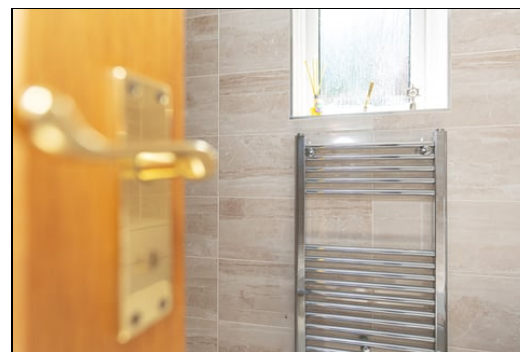
## Conservatory



3.98m x 2.64m (13' 1" x 8' 8")



## Shower Room



2.41m x 1.67m (7' 11" x 5' 6")





## Bedroom

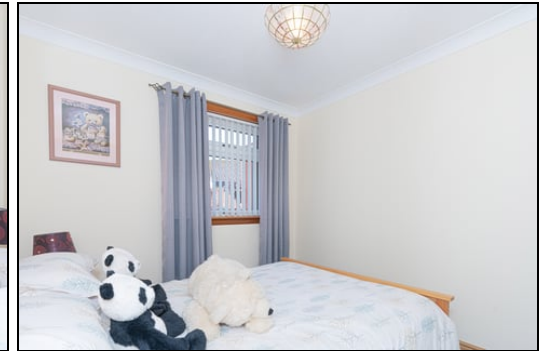


3.42m x 2.66m (11' 3" x 8' 9")

## Bedroom



2.89m x 2.68m (9' 6" x 8' 10")



## Gardens

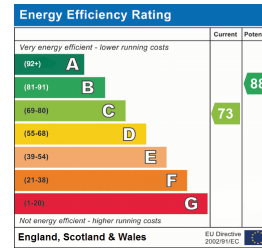


## Extras

All floor coverings. Five burner gas hob, double electric oven, extractor fan. Integrated washing machine, dishwasher, fridge and freezer.

## 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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