



**Offers Over £69,950**  
**77 Small Street, Lochgelly, Fife, KY5 9AY**

# 77 Small Street, Lochgelly, Fife, KY5 9AY

Welcome to 77 Small Street, a bright and well-proportioned first-floor flat located in the heart of Lochgelly. This appealing home offers a spacious lounge filled with natural light, creating a warm and inviting living space. The separate kitchen is fitted with a range of floor and wall-mounted units and provides space for a fridge freezer and oven. It is also plumbed for a washing machine, ensuring practicality for modern living. There are two well-proportioned bedrooms, along with a centrally located bathroom. The property further benefits from gas central heating, double glazing and rear garden space. Lochgelly provides an excellent range of local amenities including shops, schools, a golf course, and the Lochgelly Centre. The town also benefits from a train station and convenient access to the A92, making it particularly attractive for commuters. Early viewing is highly recommended to fully appreciate what this home has to offer.

Please note : There are 2 CGI's (computer generated images) shown and produced in good faith as visual representations to illustrate furniture in a particular room.

## Entrance Hallway



## Lounge



4.7m x 3.6m (15' 5" x 11' 10")

## Kitchen



3.10m x 2.10m (10' 2" x 6' 11")

## Bedroom



3.2m x 3m (10' 6" x 9' 10")



## Bedroom



3.40m x 2.50m (11' 2" x 8' 2")

## Bathroom



2.8m x 1.4m (9' 2" x 4' 7")

## Gardens



## Extras

All floor coverings, free standing fridge freezer, washing machine and cooker.

## 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.



