



**Offers Over £144,500**  
**93 Small Street, Lochgelly, Fife, KY5 9AX**



# 93 Small Street, Lochgelly, Fife, KY5 9AX

Delmor are delighted to be marketing this extended, renovated beautifully presented semi detached villa which would make an ideal family home set in a popular location. Lochgelly has a host of amenities including shopping, schooling, Lochgelly Theatre of Performing Arts and Lochgelly golf course. There is a train station and close links to the A92 making it an ideal commuter base for the commuter. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor. Bright lounge with electric fire. Modern kitchen with floor and wall mounted units incorporating Aga range cooker with overhead extractor fan. Integrated wine cooler and dishwasher. Dining/family room with ample space for dining table and chairs. Patio doors to the rear gardens. Modern shower room comprising of separate shower cubicle, WC and vanity unit housing the wash hand basin. LED bluetooth mirror. The first floor has a top hallway giving access to three bedrooms. WC, and attic/storage area. The property also benefits from newly installed gas central heating/boiler and double glazing. The property has also been rewired and there is a 10 year certificate available. There are open gardens to the front which are laid with chips and there is a driveway to the side allowing for off street parking. There is a large garden to the rear. Early viewing is highly recommended to fully appreciate the space and layout on offer within this family sized home which is a credit to the current owner.

## Ground Floor

### Entrance Hallway

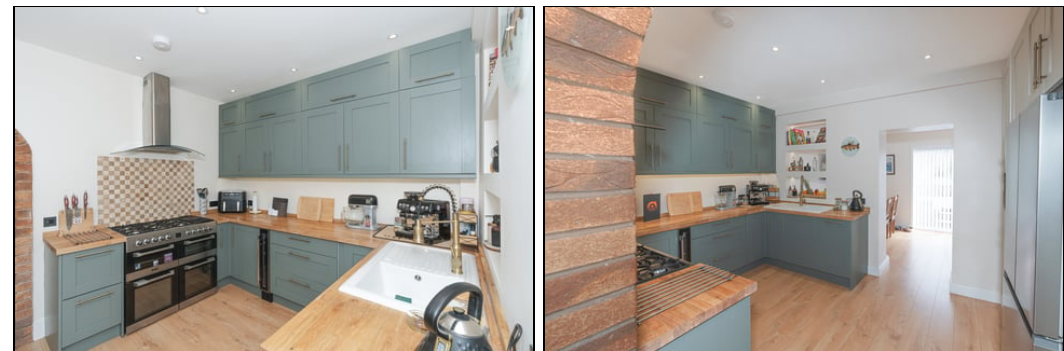


### Lounge



4.5m x 3.8m (14' 9" x 12' 6")

### Kitchen



4.3m x 2.7m (14' 1" x 8' 10")



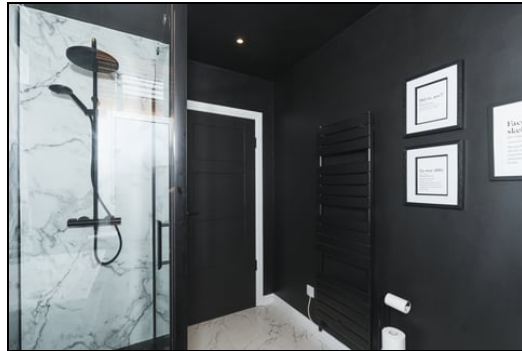
Dining/Family Room



2.9m x 3.9m (9' 6" x 12' 10")



Shower Room



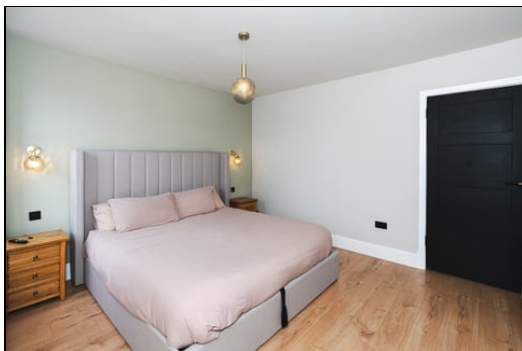
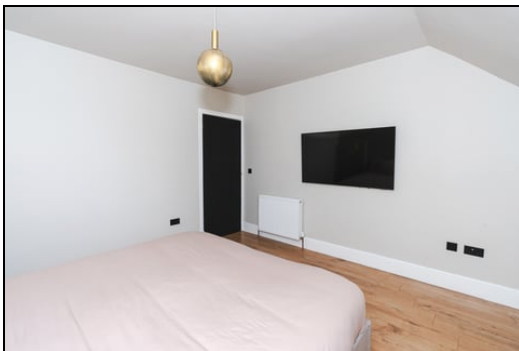
2.7m x 2.0m (8' 10" x 6' 7")

First Floor

Top Hallway

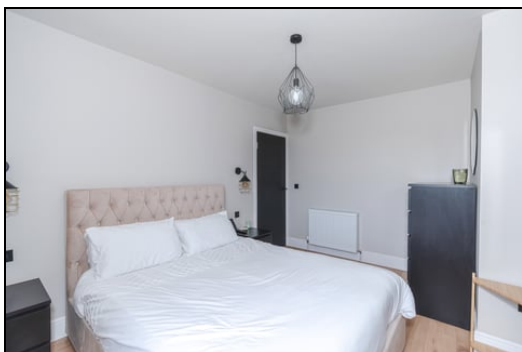


## Bedroom 1

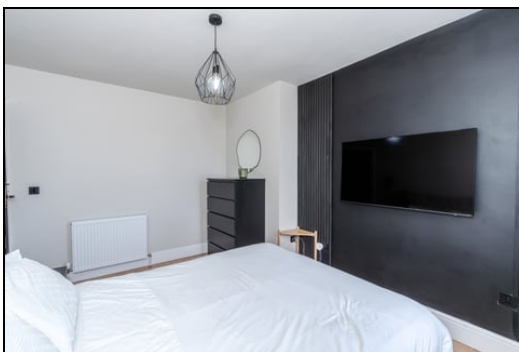


4.0m x 3.8m (13' 1" x 12' 6")

## Bedroom 2



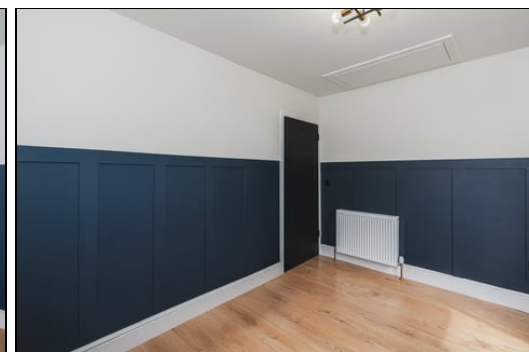
4.0m x 2.8m (13' 1" x 9' 2")



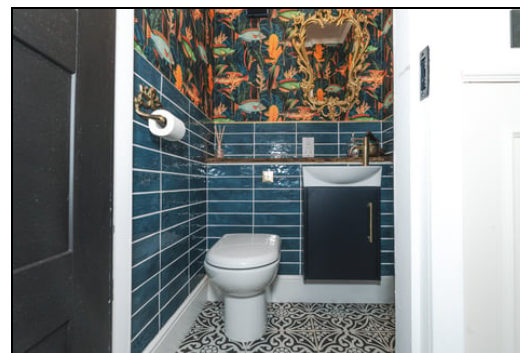
## Bedroom 3



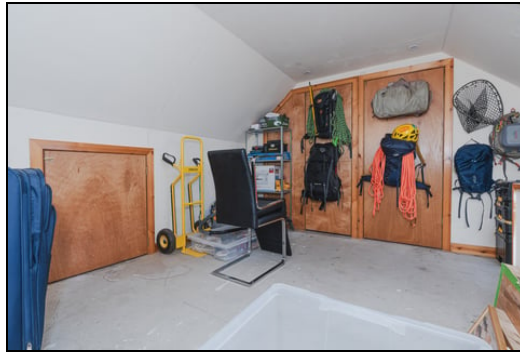
3.5m x 2.8m (11' 6" x 9' 2")



## Toilet



## Attic



## Gardens



## Extras

All floor coverings. Aga cooker and extractor fan. Aga range cooker. Integrated wine cooler and dishwasher. LED bluetooth mirror in bathroom. There are other items that can be purchased under separate negotiation.



## 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

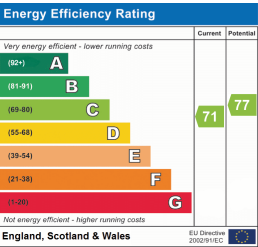
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

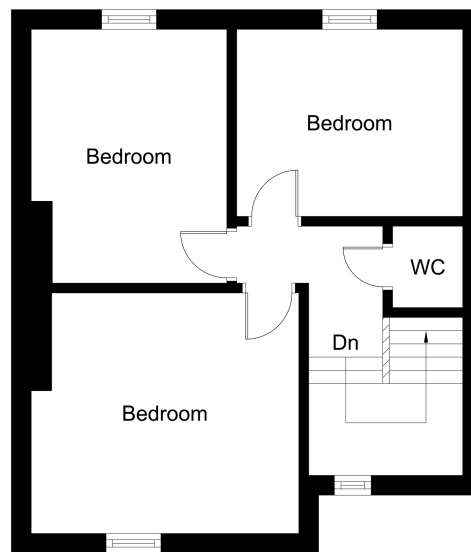
## MORTGAGE & FINANCIAL ADVICE

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.

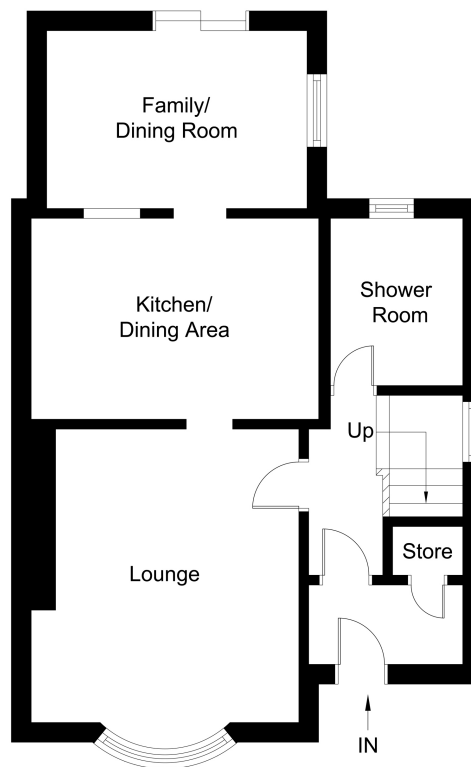
FREE VALUATION

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First Floor



Ground Floor