



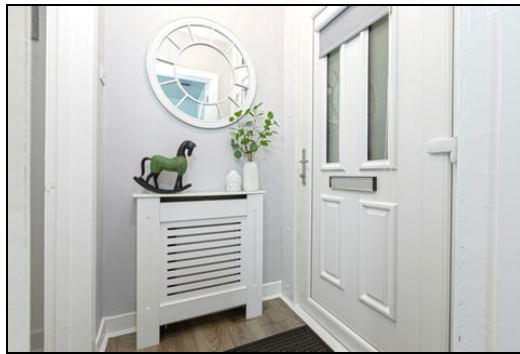
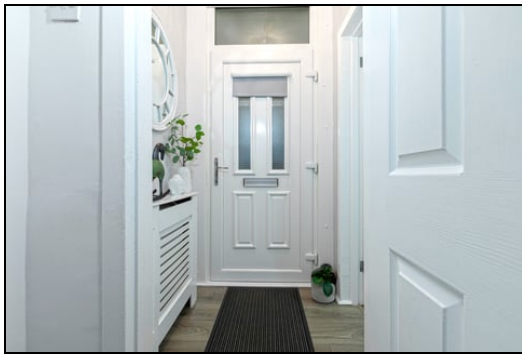
Offers Over £78,000
18 Dundas Street, Lochgelly, Fife, KY5 9AQ

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Delmor are delighted to present to the market this beautifully presented ground floor flat set in a central location close to all local amenities and bus route. Lochgelly has a great range of amenities including shopping, schooling and the golf course. There is a train station and close links to the A92 for the commuter. The property briefly consists of - Entrance hallway. Bright spacious lounge/diner with modern fireplace and inset electric fire. Space for table and chairs. Kitchen is fitted with modern floor and wall mounted units incorporating electric hob, overhead extractor fan, wall mounted oven and integrated microwave. Fridge. Modern bathroom comprising of bath with overhead shower and screen. WC. Vanity unit housing the wash hand basin. Spacious double bedroom. Bedroom 2 has storage cupboard. The property also has it's own enclosed garden area. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate this move in condition property which is a credit to the current owner.

Ground Floor

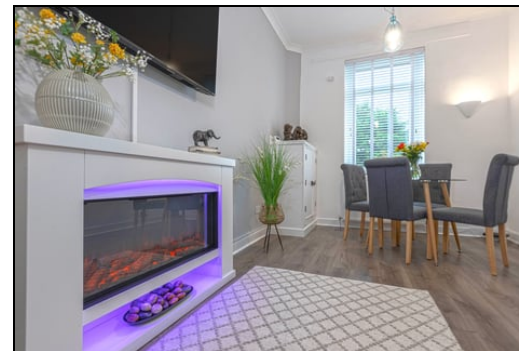
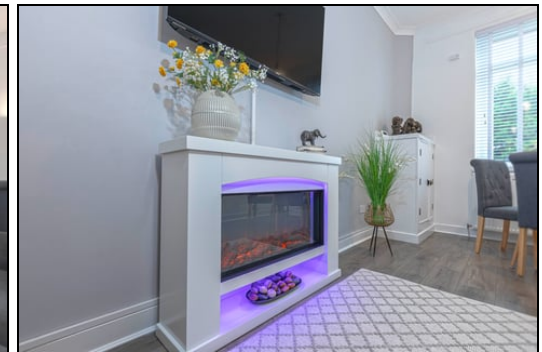
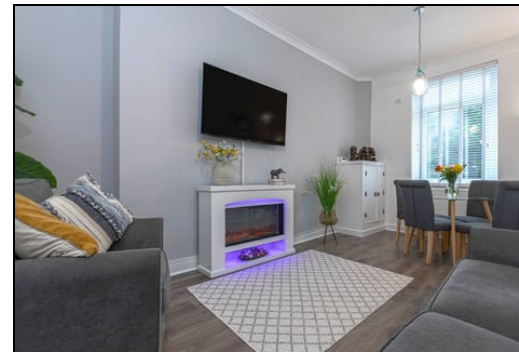
Entrance Hallway



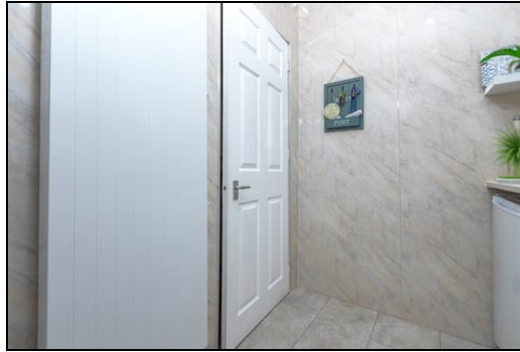
Lounge/Diner



4.1m x 5.4m (13' 5" x 17' 9")



Kitchen



2.8m x 1.8m (9' 2" x 5' 11")

Bathroom



2.2m x 2.1m (7' 3" x 6' 11")



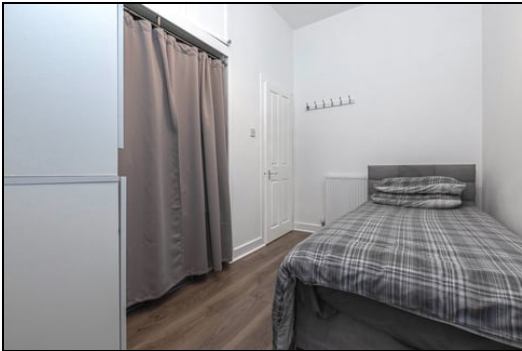
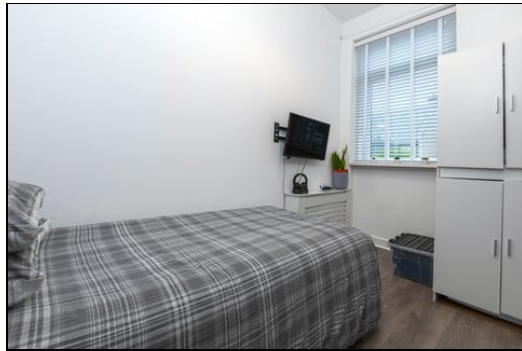
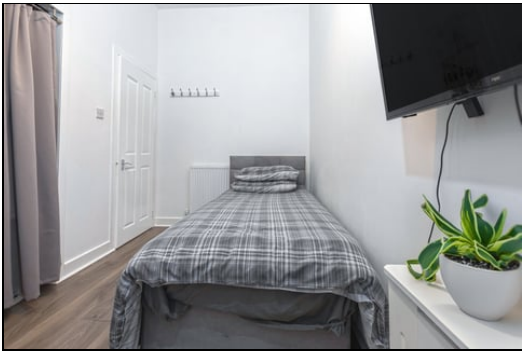
Bedroom



3.6m x 3.1m (11' 10" x 10' 2")

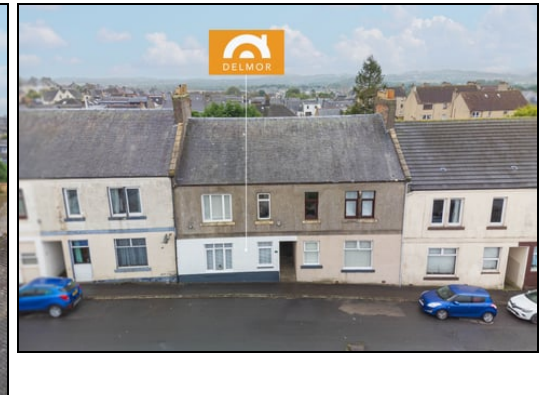


Bedroom



3.5m x 2.3m (11' 6" x 7' 7")

Gardens

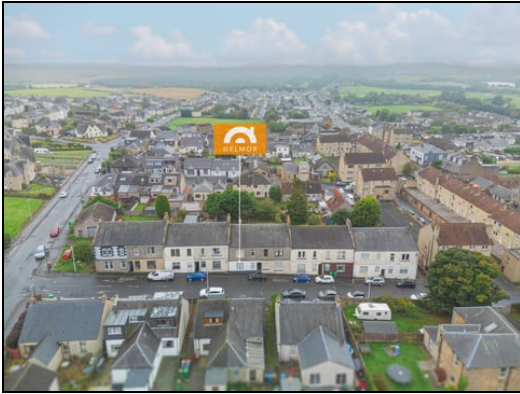


Extras

All floor coverings. Electric hob and extractor fan. Oven and integrated microwave. Fridge and freezer.

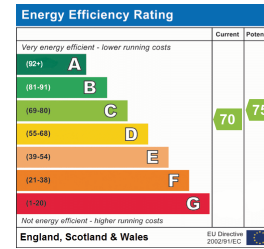
SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject



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.



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.

GROUND FLOOR

