



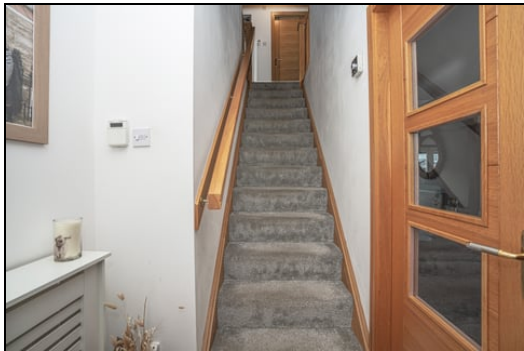
Offers Over £279,500
10 Geatons Road, Lochgelly, Fife, KY5 9HR

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Delmor are delighted to be marketing this beautifully presented detached family sized villa which is modern throughout and set in a much sought after residential estate. The popular residential area of Lochgelly is convenient for local amenities such as banking, schools, The Lochgelly Centre, golf course and a variety of local shops. For the commuter, it boasts its' own train station and the area also benefits from easy access to the A92 giving swift access to all major local Towns and Edinburgh. The property briefly comprises of, on the ground floor - Entrance hall with stairs leading to the first floor. French doors through to the lounge which leads through to the kitchen/dining room. Garage has been converted into a playroom/den (no window). Storage. This can easily be converted back to a garage. Modern kitchen with floor and wall mounted units incorporating breakfast bar housing the gas hob with overhead extractor fan. Wall mounted oven and microwave. Integrated fridge/freezer and dishwasher. Ample space for dining table and chairs. French doors leading to the rear gardens. Utility room with units matching the kitchen. Space for washing machine and tumble dryer. Downstairs toilet. The first floor has a top hallway. Spacious master bedroom with fitted wardrobes. Modern en suite comprising of shower cubicle, WC and wash hand basin. There are three further double bedrooms. Family bathroom with four piece suite comprising of bath, WC, separate shower cubicle and wash hand basin. The front gardens are mono blocked allowing for off street parking for several vehicles. The rear gardens are all low maintenance and enclosed with raised patio area and further slabbed patio. Astro turfed area. The property also benefits from gas central heating, double glazing and oak finishings throughout. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance Hall



Playroom/Den



5.13m x 2.96m (16' 10" x 9' 9")

Lounge



4.36m x 3.48m (14' 4" x 11' 5")

Kitchen/Dining Room



5.86m x 3.87m (19' 3" x 12' 8")



Utility Room



2.94m x 2.12m (9' 8" x 6' 11")

Downstairs WC

2.12m x .85m (6' 11" x 2' 9")

First Floor

Top Hallway

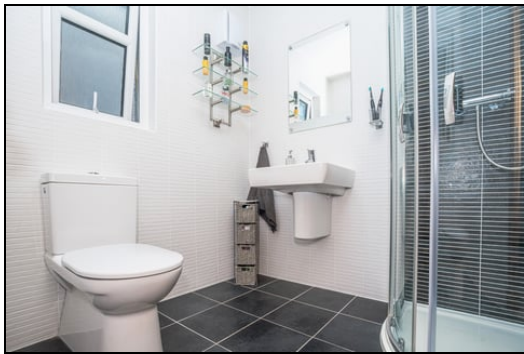


Master Bedroom



4.08m x 3.67m (13' 5" x 12' 0")

En Suite



2.09m x 1.7m (6' 10" x 5' 7")



Bedroom

Bedroom



3.56m x 3.49m (11' 8" x 11' 5")

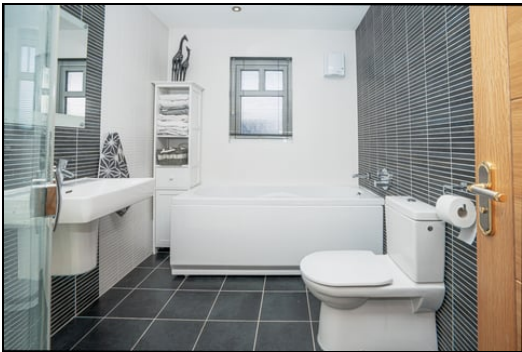


3.9m x 2.8m (12' 10" x 9' 2")

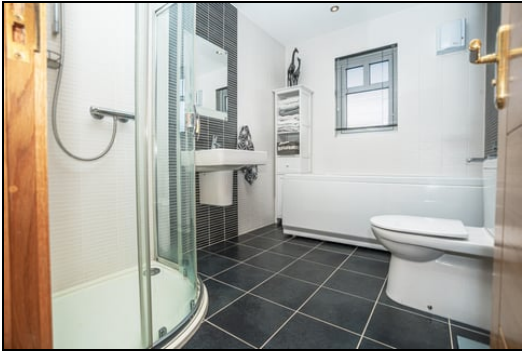
Bedroom



Bathroom



2.79m x 2.1m (9' 2" x 6' 11")



Gardens



Extras

All floor coverings. Gas hob, extractor fan, wall mounted oven and microwave. Integrated fridge/freezer and dishwasher.

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

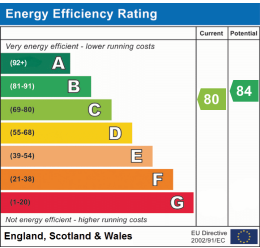
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

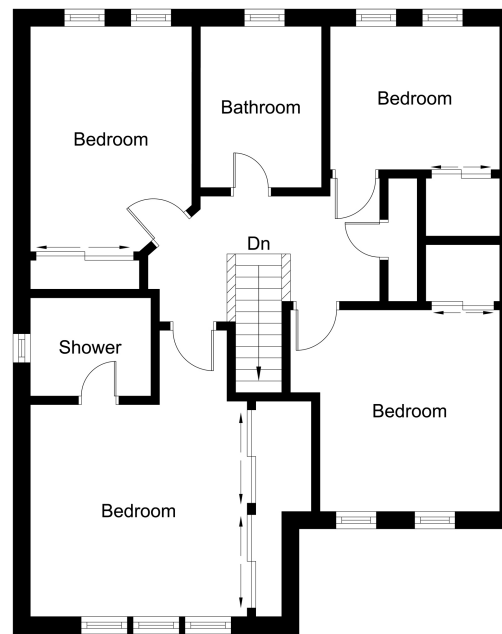
MORTGAGE & FINANCIAL ADVICE

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.

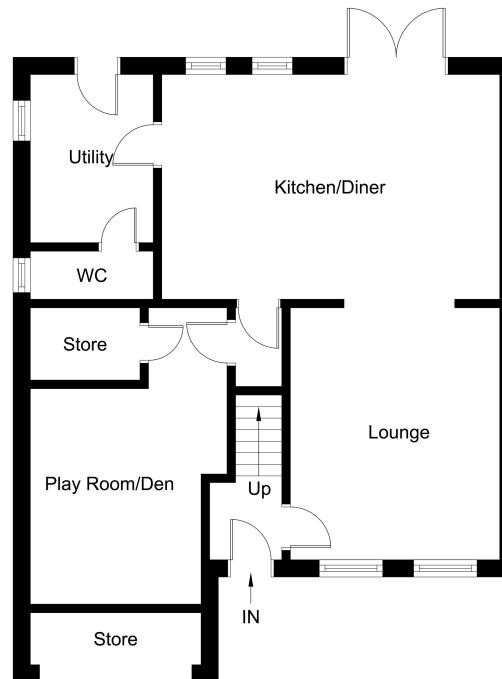
FREE VALUATION

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