



Offers Over £119,500
9 Balbedie Avenue, Lochore, Lochgelly, Fife, KY5 8HN

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Delmor are delighted to be marketing this well presented mid terraced villa which is modern throughout. Lochore has a great range of shopping, Benarty Primary School and Lochore Meadows Country Park is within walking distance. There are also close links to the A92 for the commuter. The property briefly comprises of, on the ground floor - Entrance porch leading through to the bright spacious lounge/dining room with stairs leading to the first floor. Storage cupboard. Ample space for dining table and chairs. Modern breakfasting kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Breakfast bar area. Fridge/freezer. First floor has top hallway giving access to two double bedrooms. Storage cupboard. Boxroom providing extra storage. Modern bathroom comprising of bath with overhead shower and screen, WC and vanity unit housing the wash hand basin. The gardens to the front are slabbed and there are gardens to the rear which are mostly laid to lawn. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is essential on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance porch

Lounge/Dining Room



6.23m x 5.51m (20' 5" x 18' 1")

Kitchen



3.07m x 2.89m (10' 1" x 9' 6")

First Floor

Top Hallway



Bedroom



4.1m x 3.45m (13' 5" x 11' 4")

Bedroom



4.1m x 2.71m (13' 5" x 8' 11")

Box Room



2.05m x 1.53m (6' 9" x 5' 0")

Bathroom



1.97m x 1.68m (6' 6" x 5' 6")

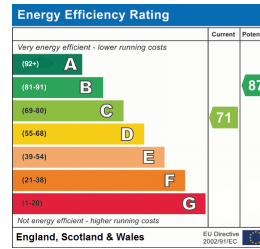
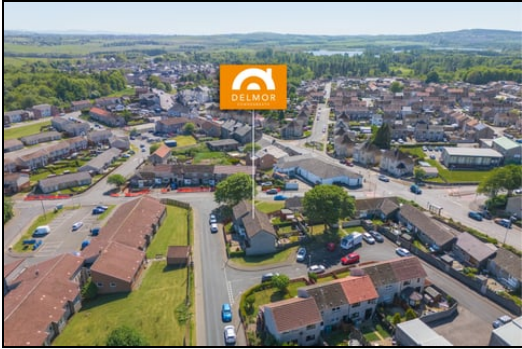
Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor. Fridge/freezer.





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

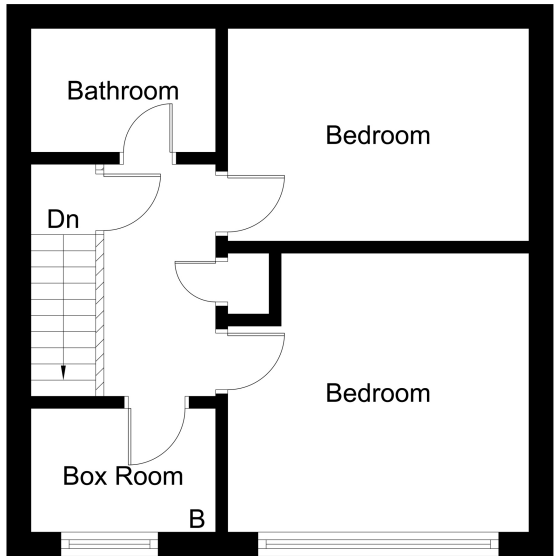
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

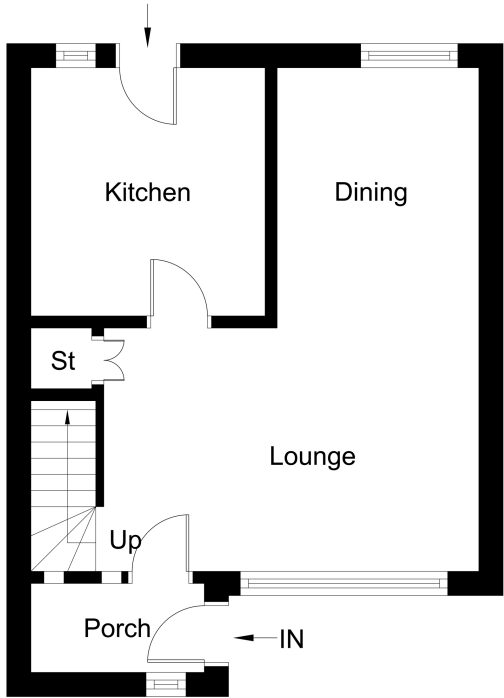
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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