



Offers Over £217,500
39 The Avenue, Lochgelly, Fife, KY5 9LL

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Delmor are delighted to be marketing this beautifully presented and modern throughout semi detached villa situated in a much sought after residential setting. Lochgelly has a great range of amenities including shopping, schooling, Lochgelly Theatre of Performing Arts and Lochgelly golf course. There are also good transport links making this an ideal location for commuters, with the A92, M90 and train station a short distance away. The towns of Cowdenbeath, Kirkcaldy and Dunfermline have extensive amenities and are within easy reach. The property briefly comprises of, on the ground floor - Welcoming entrance vestibule with glass door through to the hallway with storage and stairs leading to the first floor. Downstairs WC comprising of wash hand basin, WC and storage cupboard. Bright lounge with wall mounted fire. Kitchen/Dining room with floor and wall mounted units incorporating breakfast bar with induction hob. Wall mounted oven and microwave. Integrated fridge/freezer and dishwasher. French doors leading to the rear garden. Ample space for dining table and chairs. Utility room with units matching the kitchen. Integrated washing machine. Storage cupboard. The first floor has a top hallway with access to the attic which is currently being utilised as a games room. There are also three double bedrooms. The master bedroom has an en suite shower room. Family bathroom comprising of separate shower cubicle, WC, bath and wash hand basin. Storage cupboard. There is parking to the front for two cars. The rear gardens are enclosed and are slabbed and decked. Garden shed. The property also benefits from high quality finishings, double glazing, gas central heating and solar panels. Early viewing is highly recommended on the move in condition property which is a credit to the current owner.

Ground Floor

Entrance Vestibule



Hallway



Downstairs Toilet



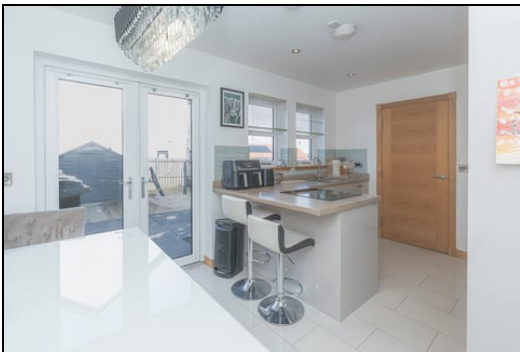
1.123m x 2.560m (3' 8" x 8' 5")

Lounge



3.50m x 4.105m (11' 6" x 13' 6")

Kitchen/Dining Room



4.405m x 2.900m (14' 5" x 9' 6")



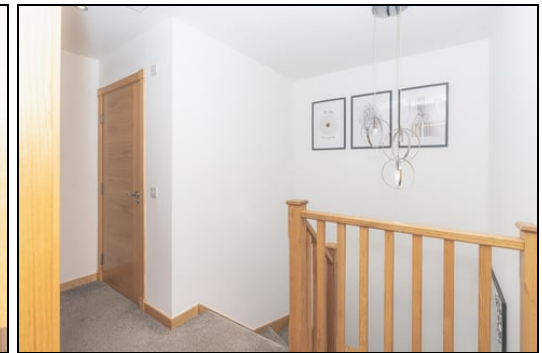
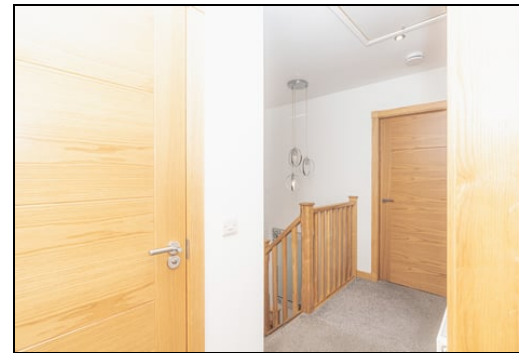
Utility Room



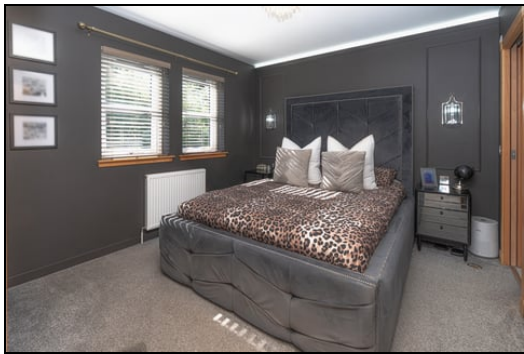
1.700m x 1.805m (5' 7" x 5' 11")

First Floor

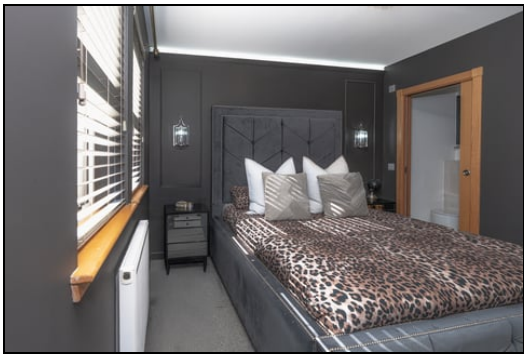
Top Hallway



Master Bedroom



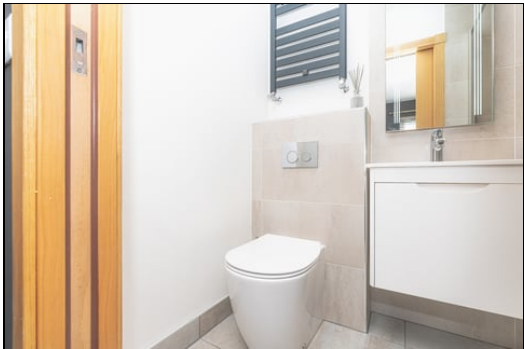
3.352m x 3.200m (11' 0" x 10' 6")



En Suite



2.157m x 1.030m (7' 1" x 3' 5")



Bedroom



3.352m x 2.680m (11' 0" x 8' 10")



Bedroom



2.503m x 2.560m (8' 3" x 8' 5")

Bathroom



2.058m x 2.900m (6' 9" x 9' 6")



Attic



Gardens



Extras

All floor coverings. Induction hob, wall mounted electric oven and microwave. Integrated fridge/freezer, dishwasher and washing machine. Garden shed.

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.

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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.

