



Offers Over £144,950
36 Benarty Avenue, Lochgelly, Fife, KY5 9EF

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Welcome to 36 Benarty Avenue, Lochgelly. A lovely semi-detached villa set within a much sought-after location. Lochgelly offers an excellent range of local amenities including shopping, schooling, a golf course and the Lochgelly Centre. The area further benefits from a train station and convenient access to the A92, making it ideal for commuters. This well-proportioned family home offers generous accommodation over two levels. The ground floor comprises an entrance hall, bright and spacious lounge, and a modern fitted kitchen complete with integrated induction hob and extractor hood, oven, integrated fridge freezer, integrated washing machine and dishwasher. The kitchen enjoys views over the Benarty Hills. The bathroom features a bath with overhead shower and screen, along with a vanity unit incorporating the WC and wash hand basin. The first floor provides access to three double bedrooms, one with fitted wardrobe and two further bedrooms benefiting from storage cupboards. Externally, the property boasts a slabbed driveway providing off-street parking, a brick-built garage to the side, and a large rear garden which is terraced and laid to lawn, enjoying impressive views of the Benarty Hills. A large shed provides additional outdoor storage. This property would make an ideal family home and early viewing is highly recommended to fully appreciate the space and views on offer.

Ground Floor

Entrance Hall



2.08m x 4.06m (6' 10" x 13' 4")

Lounge



3.67m x 4.6m (12' 0" x 15' 1")

Kitchen



2.58m x 4.6m (8' 6" x 15' 1")



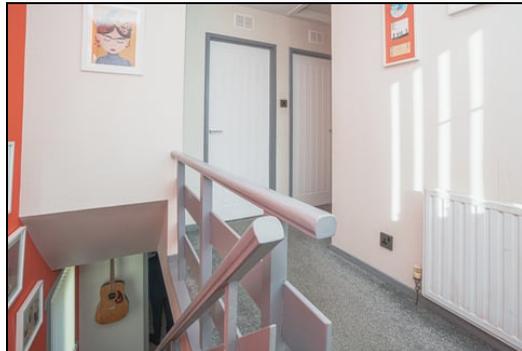
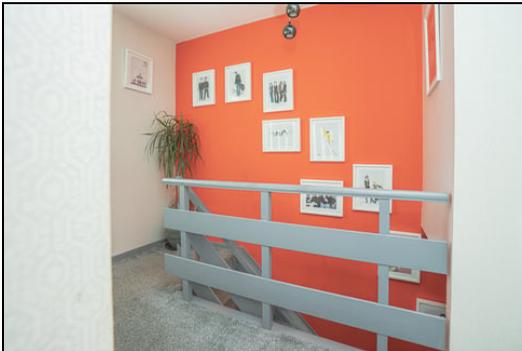
Bathroom



1.68m x 2.08m (5' 6" x 6' 10")

First Floor

Top Hall



Bedroom



3.16m x 4.58m (10' 4" x 15' 0")

Bedroom



3.15m x 2.37m (10' 4" x 7' 9")

Bedroom



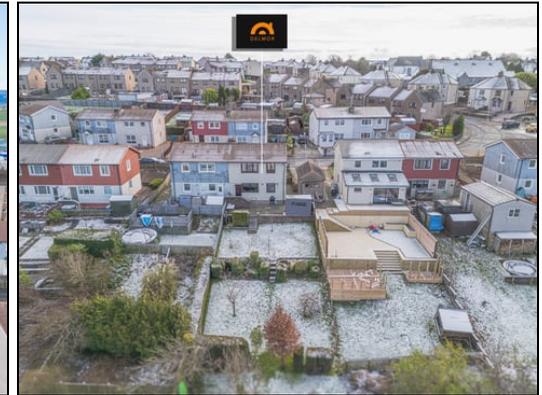
3.14m x 3.56m (10' 4" x 11' 8")

Gardens



Extras

Floor coverings and light fittings, integrated induction hob, over head extractor fan, oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, curtains and blinds



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

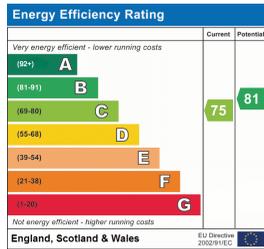
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

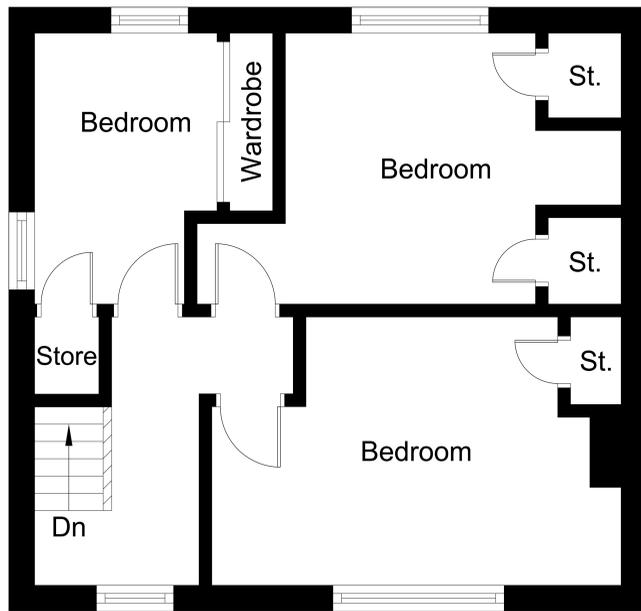
MORTGAGE & FINANCIAL ADVICE

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.

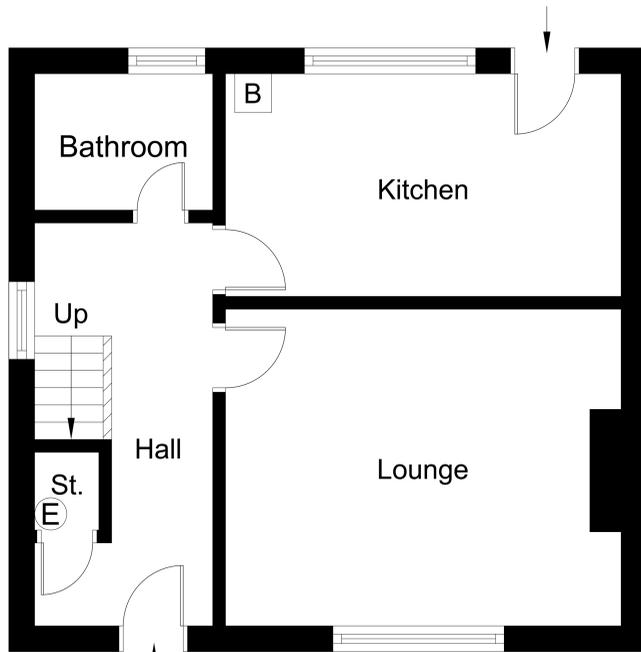
FREE VALUATION

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