



**Offers Over £154,950**  
**116 Auchterderran Road, LOCHGELLY, Fife, KY5 9DJ**

# 116 Auchterderran Road, LOCHGELLY, Fife, KY5 9DJ

Welcome to 116 Auchterderran Road situated in the popular town of Lochgelly, this well-presented semi-detached villa offers spacious and flexible family accommodation over two levels, along with the added benefit of a private driveway, garage, and excellent storage throughout.

The ground floor welcomes you with a bright entrance vestibule leading into a generous lounge. To the rear of the property is a spacious kitchen with ample room for dining. The kitchen provides good worktop space with a range of floor and wall mounted units, a gas hob, oven and overhead extractor fan. There is space for a free-standing fridge freezer and the area is plumbed for a washing machine. The kitchen also offers direct access to the garden. Also on the ground floor is a conveniently located bathroom and a staircase leading to the upper level. Also on the ground floor is a conveniently located bathroom and a staircase leading to the upper level.

The first floor comprises three well-sized bedrooms. Two useful storage cupboards are also located on this level, providing excellent additional storage.

The property benefits from gas central heating and double glazing throughout. Externally There is a private driveway providing off-street parking, along with a garage offering additional parking or useful storage space. The rear garden has been finished with low-maintenance Astro turf, creating a practical outdoor area that can be enjoyed all year round. This property would be ideal for first-time buyers, families, or anyone seeking a comfortable home with good internal space and convenient access to local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate the accommodation on offer.

## GROUND FLOOR

### Entrance

### Lounge



3.67m x 4.97m (12' 0" x 16' 4")



### Hallway



### Kitchen/Dining



2.52m x 4.79m (8' 3" x 15' 9")



Bathroom



1.96m x 2.06m (6' 5" x 6' 9")

first floor

Top hallway



Front bedroom



2.95m x 3.67m (9' 8" x 12' 0")

Bedroom rear right



2.45m x 3.59m (8' 0" x 11' 9")



## Bedroom rear left



2.23m x 2.55m (7' 4" x 8' 4")

## Gardens



## Extras

All floor coverings, gas hob, oven and overhead extractor fan.



## 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

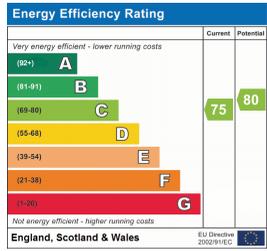
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

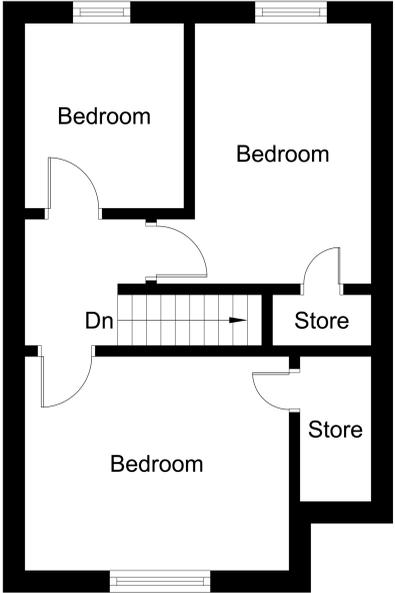
## MORTGAGE & FINANCIAL ADVICE

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.

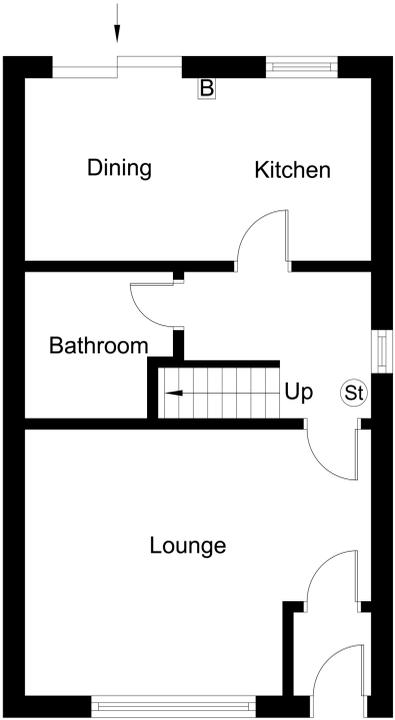
# FREE VALUATION

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

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