



**Offers Over £74,500**  
**11 Minto Street, Lochgelly, Fife, KY5 9DF**

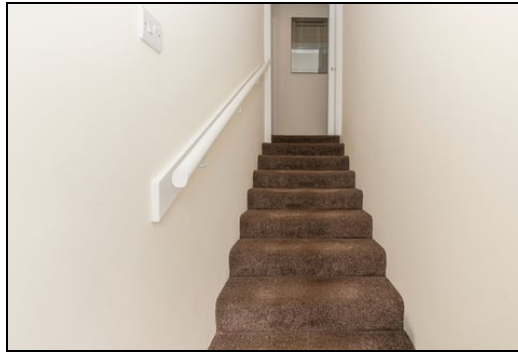


# 11 Minto Street, Lochgelly, Fife, KY5 9DF

Delmor are delighted to bring to the market this well presented first floor flat set in a much sought after location and close to amenities and bus routes. Lochgelly has a great range of facilities including shopping, schooling, Lochgelly Performing Arts Theatre and a golf course. There is a train station and close links to the A92 for the commuter. The property briefly comprises of - internal stairs leading to the entrance hallway. Bright lounge. Modern kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Washing machine, dishwasher and fridge/freezer. Modern shower room comprising of shower cubicle and vanity unit housing the wash hand basin and WC. There are two double bedrooms both of which have mirrored wardrobes. 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 highly recommended on this move in condition property which is a credit to the current owner.

## First Floor

### Entrance Hallway



### Lounge



4.5m x 3.65m (14' 9" x 12' 0")

### Kitchen



3.14m x 2.81m (10' 4" x 9' 3")



**Shower Room**

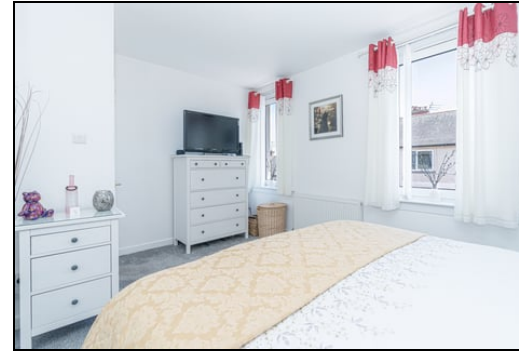


2.38m x 1.23m (7' 10" x 4' 0")

**Bedroom**



4.42m x 3.27m (14' 6" x 10' 9")



**Bedroom**



3.2m x 3.01m (10' 6" x 9' 11")



Gardens



Extras

All floor coverings. Electric hob, oven and extractor fan. Washing machine, dishwasher and fridge/freezer. Wardrobes in second bedroom

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

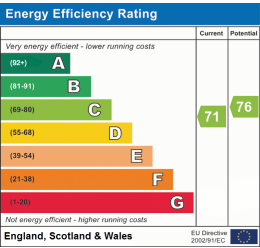
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

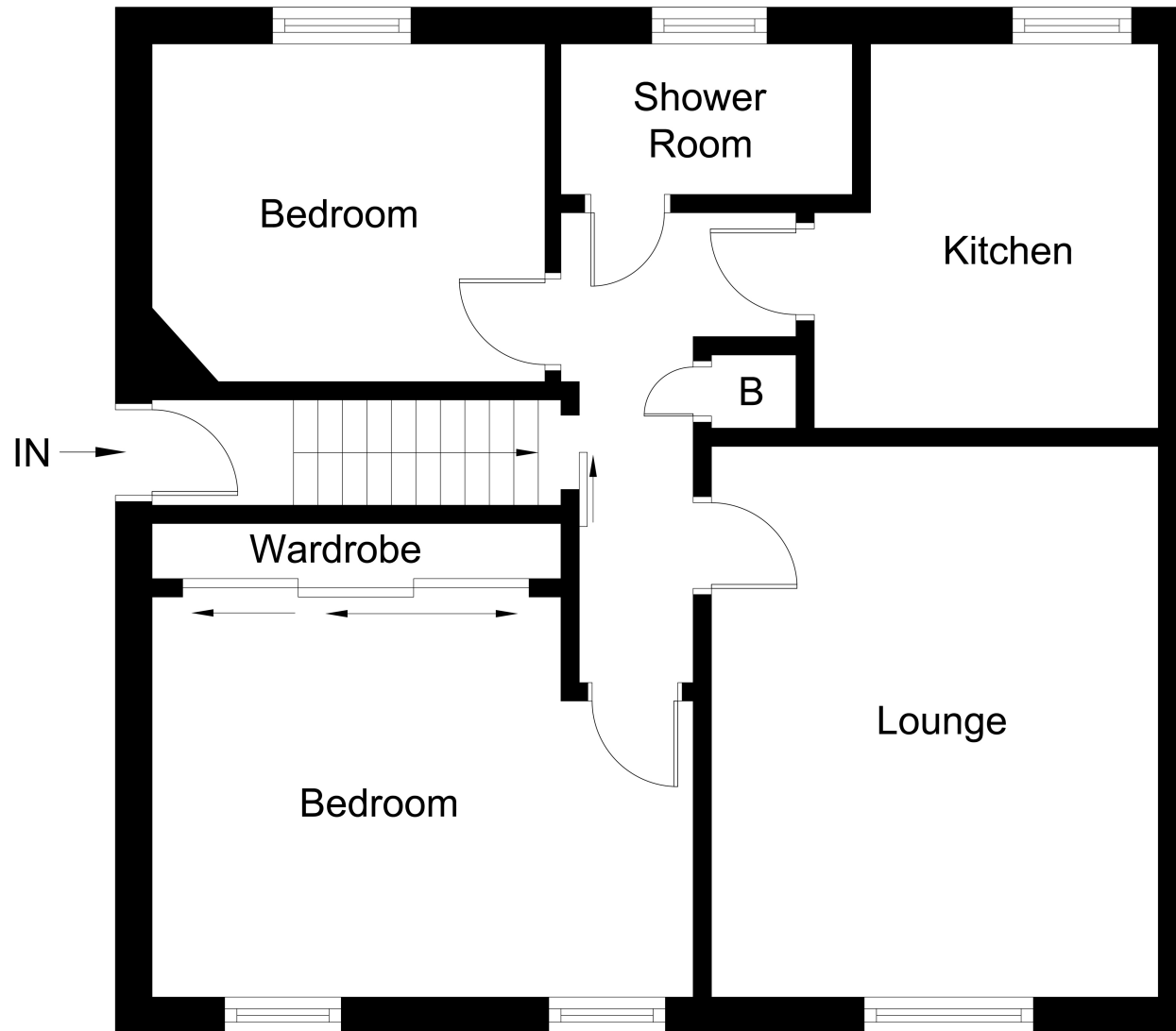
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First Floor Flat