



**Offers Over £84,500**  
**39 David Street, Lochgelly, Fife, KY5 9QZ**

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Delmor are delighted to present to the market this first floor flat set in a much sought after location and close to local amenities. Lochgelly has a great range of facilities including shopping, schooling, Lochgelly theatre and a golf course. There is a train station and close links to the A92 for the commuter. The property briefly comprises of - Entrance into the kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Space for all appliances. Bright lounge with feature fireplace and inset fire. Inner hall giving access to two bedrooms. Modern bathroom comprising of bath, WC and wash hand basin. There are gardens to the rear with garden shed. There is also an allocated parking space to the rear. The property also benefits from double glazing and gas central heating. Early viewing is highly recommended.

## First Floor

### Kitchen



3.3m x 2.08m (10' 10" x 6' 10")

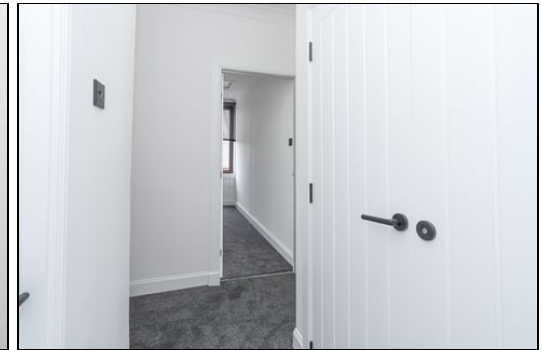
### Lounge



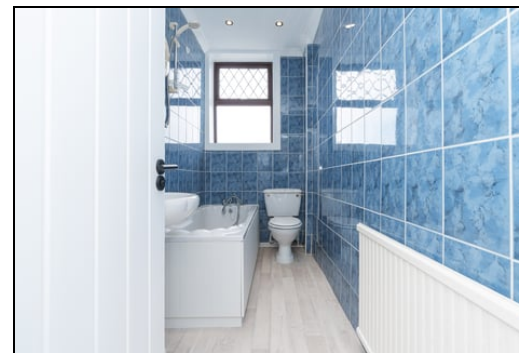
4.26m x 3.21m (14' 0" x 10' 6")



### Inner Hallway



### Bathroom



3.11m x 1.36m (10' 2" x 4' 6")





**Bedroom**



4.56m x 2.74m (15' 0" x 9' 0")



**Bedroom**



3.63m x 1.87m (11' 11" x 6' 2")

**Gardens**



**Extras**

All floor coverings. Electric hob, oven and extractor fan.



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

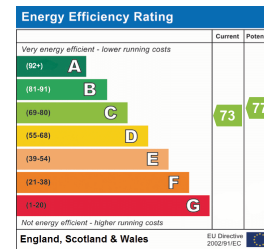
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

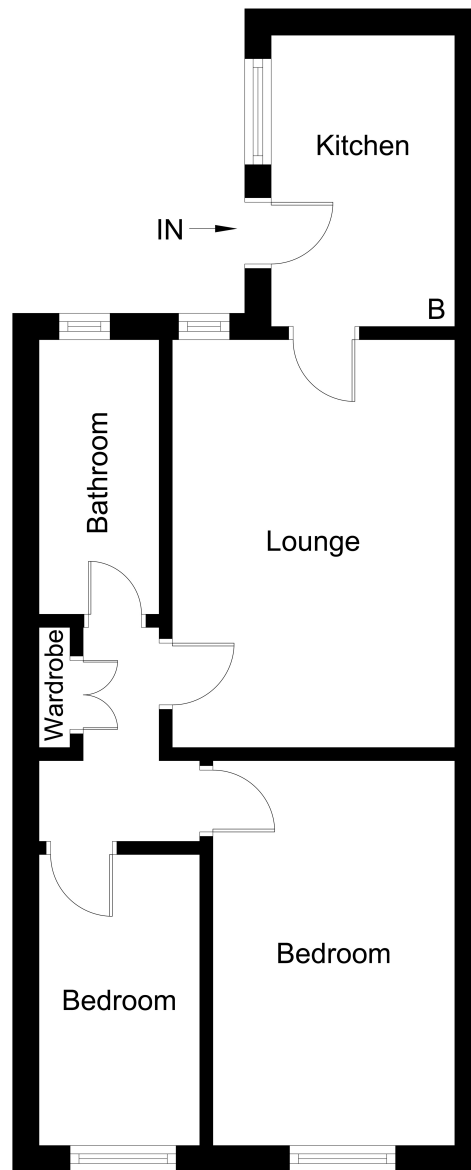
## MORTGAGE & FINANCIAL ADVICE

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 Flat