



**Offers in Region of £90,000**  
**73 Moffat Crescent, Lochgelly, Fife, KY5 9NY**

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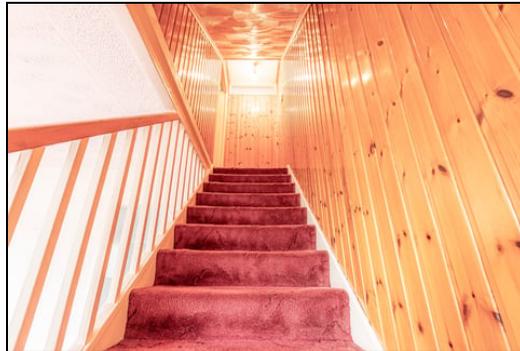
Delmor are delighted to present to the market this end terraced villa set in a popular location. Lochgelly has a host of amenities including shopping and schooling. There is a train station and close links to the A92 for the commuter. The property briefly comprises of Entrance porch. Spacious lounge with dining area and stairs leading to the first floor. Kitchen is fitted with modern floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Washing machine. Integrated fridge. The first floor has two double bedrooms one of which has fitted furniture. Box room. Bathroom comprising of bath with overhead shower. Wash hand basin and WC. The garden to the front is open. The gardens to the rear are enclosed and mostly laid to lawn. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended. Ideal for someone looking to put their own stamp on a property.

## Ground Floor

### Porch



2.2m x 1.1m (7' 3" x 3' 7")



### Lounge



5.49m x 3.01m (18' 0" x 9' 11")

### Dining Area



3.21m x 2.47m (10' 6" x 8' 1")



### Kitchen



3.22m x 2.88m (10' 7" x 9' 5")



### First Floor

**Top Hallway**



**Bedroom**



**Bedroom**



4.06m x 2.76m (13' 4" x 9' 1")

**Box Room**



4.06m x 3.42m (13' 4" x 11' 3")



2.04m x 1.55m (6' 8" x 5' 1")

## Bathroom



1.92m x 1.68m (6' 4" x 5' 6")

## Gardens



## Extras

All floor coverings. Gas hob. Electric oven and extractor fan. Washing machine. Integrated fridge. 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

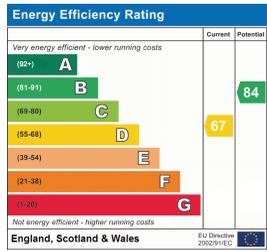
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

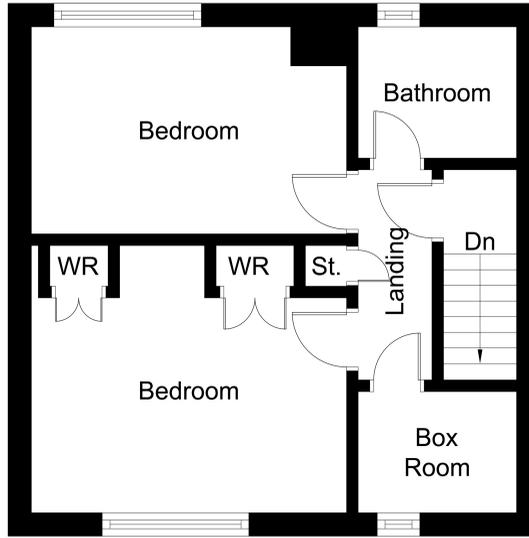
## MORTGAGE & FINANCIAL ADVICE

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.

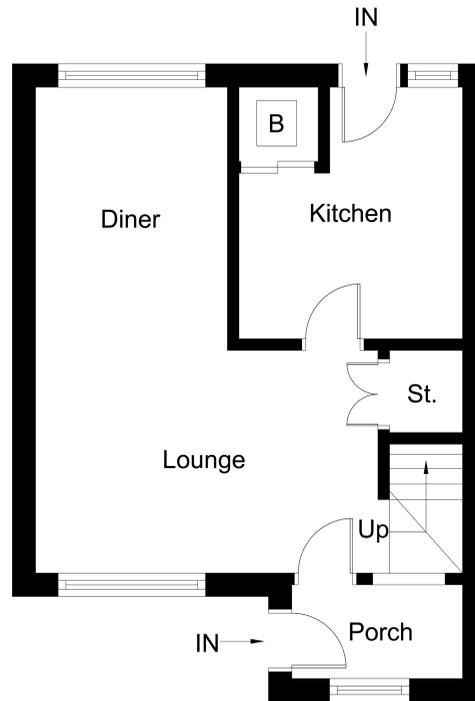
# FREE VALUATION

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