



Offers in Region of £280,000
3 Joe Temperley Wynd, Lochgelly, Fife, KY5 9AE

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Delmor are delighted to present to the market this beautifully presented executive detached villa set in a much sought after location. Lochgelly has a great range of amenities including shopping, schooling and also a golf course. There is also a train station and close links to the A92 for the commuter. The property briefly comprises of on the ground floor - Entrance door through to the welcoming hallway with stairs leading to the first floor. Spacious bright lounge with French doors leading to the dining kitchen. Dining kitchen is fitted with luxury modern floor and wall mounted units incorporating NEFF appliances consisting of induction hob, wall mounted electric oven and microwave, integrated fridge/freezer and dishwasher. Ample space for dining table and chairs. French doors leading to the rear gardens. Utility has matching units with space for washing machine and tumble dryer. Modern downstairs WC comprising of wash hand basin and WC. First floor has top hallway giving access to four bedrooms the master bedroom has an en suite shower room. Family bathroom comprising of corner shower cubicle, bath, wc and vanity unit housing the wash hand basin. The front gardens are open with mono block driveway leading to the integral garage and allowing parking for several vehicles. The enclosed rear gardens are not overlooked, mostly laid to lawn and has a patio area. The property also benefits from NEST heating, double glazing, solar panels and oak finishings. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance Hallway



Lounge



3.66m x 5.7m (12' 0" x 18' 8")

Dining Kitchen



5.825m x 2.805m (19' 1" x 9' 2")



Utility



1.780m x 1.800m (5' 10" x 5' 11")

Downstairs WC



1.780m x 1.210m (5' 10" x 4' 0")

First Floor

Top Hallway



En Suite



Master Bedroom



3.660m x 3.640m (12' 0" x 11' 11")

2.465m x 1.430m (8' 1" x 4' 8")

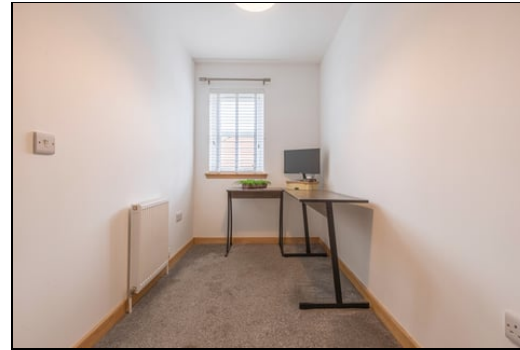
Bedroom



Bedroom



2.900m x 3.400m (9' 6" x 11' 2")



Bedroom



2.465m x 3.340m (8' 1" x 10' 11")



1.705m x 3.440m (5' 7" x 11' 3")

Family Bathroom



2.145m x 2.245m (7' 0" x 7' 4")

Gardens



Extras

All floor coverings. NEFF - Induction hob and electric oven and microwave. Integrated fridge/freezer and dishwasher.

Garage

2.900m x 5.400m (9' 6" x 17' 9")



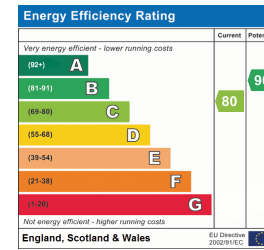
they are in fully working order.

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.



SONIC TAPE

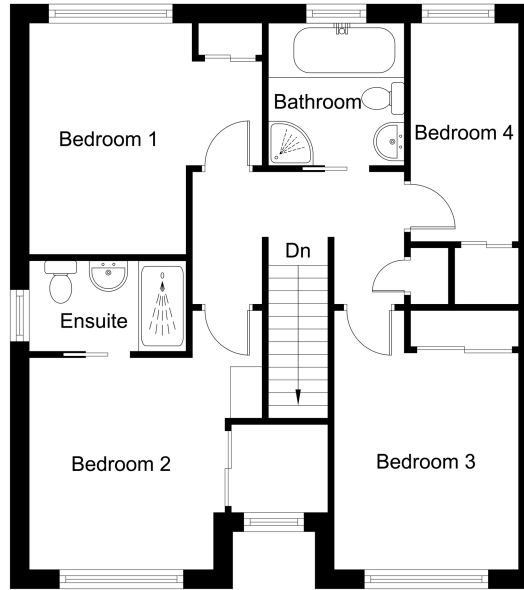
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

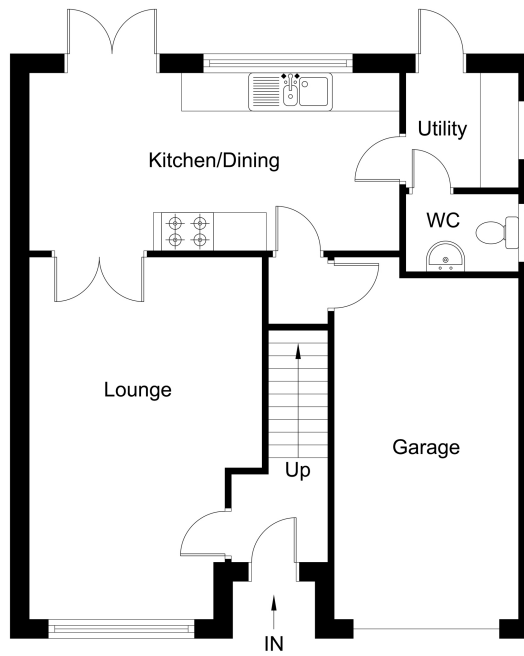
All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply



First Floor



Ground Floor