



**Offers Over £185,000**  
**16 Happylands View, Lochgelly, Fife, KY5 9AJ**



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Delmor are delighted to be marketing this rarely available well presented Semi Detached Bungalow set in a much sought after location close to amenities. Lochgelly has a great range of facilities including shopping, schooling, Lochgelly Theatre of Performing Arts and Lochgelly golf course. The property briefly consists of - entrance hallway leading to welcoming hallway. Hatch to attic which is fully floored providing extra storage. Cosy lounge with French doors to garden. Stylish kitchen fitted with NEFF appliances, to include an induction hob, oven, microwave and fridge freezer. Bedroom 1 and 2 both have built in wardrobes. Modern shower room. Fully monoblock garden to front which can accommodate several cars. Chipped garden area to side. Fully enclosed garden to rear with patio area and astro. Bar shed with electric. The property further benefits from HIVE heating, double glazing and solar panels and heated flooring in hallway, living room and kitchen. Early viewing advised.

## Entrance

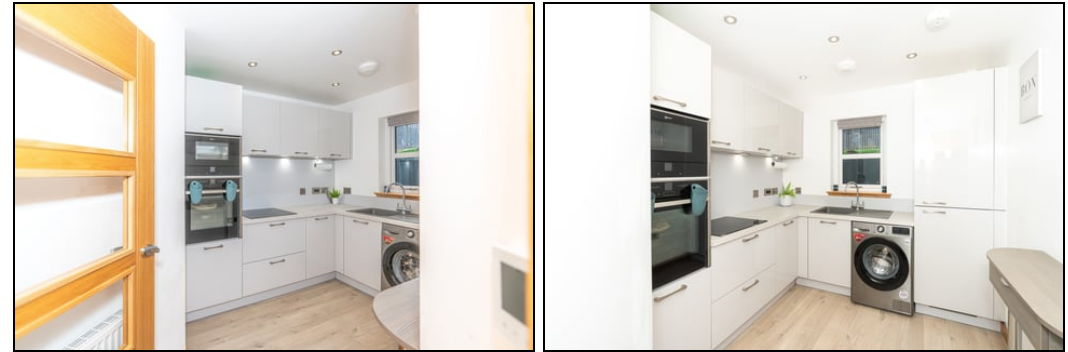


## Lounge



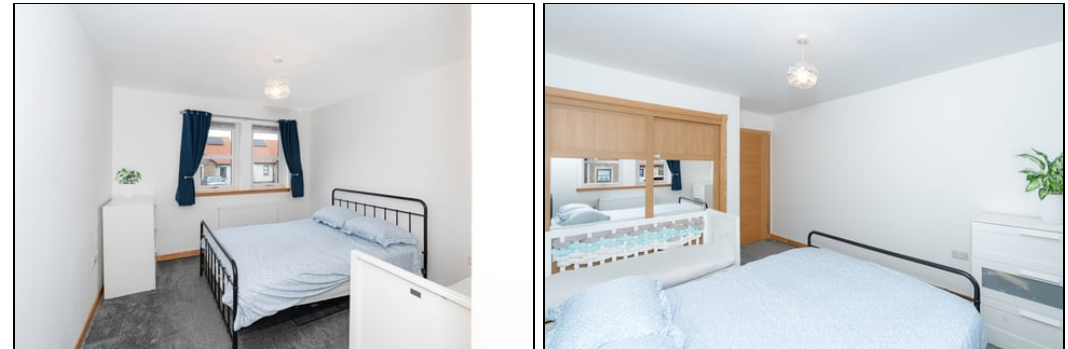
2.94m x 4.39m (9' 8" x 14' 5")

## Kitchen



2.46m x 3.43m (8' 1" x 11' 3")

## Bedroom 1



3.11m x 4.18m (10' 2" x 13' 9")

## Bedroom 2



2.33m x 3.55m (7' 8" x 11' 8")

Shower Room



1.91m x 2.04m (6' 3" x 6' 8")

Gardens



Extras

Floor coverings, light fittings, hob, oven, microwave, fridge freezer, garden bar.

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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