



**Offers Over £105,000**  
**3 Church Street, Lochgelly, Fife, KY5 9JS**

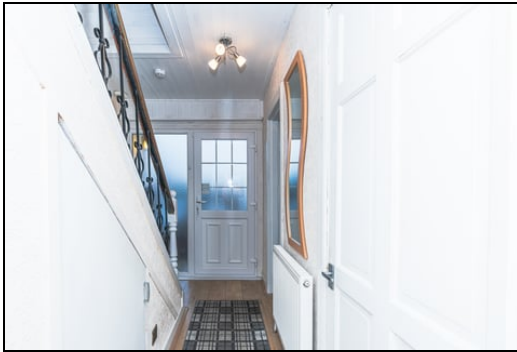


# 3 Church Street, Lochgelly, Fife, KY5 9JS

Delmor are delighted to present this attractive end terrace villa which is located within close proximity to local amenities. Lochgelly offers an excellent range of local amenities including shopping, schooling, a golf course, and the Lochgelly Centre. The area also benefits from a train station and convenient access to the A92, making it ideal for commuters. The accommodation comprises on the ground floor, entrance hall with stairs leading to the first floor. Kitchen with floor and wall mounted units, integrated electric hob, oven, overhead extractor fan, free standing washing machine and fridge freezer. There is space for a table and chairs. Spacious bright lounge with dining space and providing access to the conservatory. The first floor comprises top landing and two double bedrooms, both with built-in wardrobes. The garden to the front is slabbed. There is a driveway to side allowing for off street parking and access to the garage. The gardens to the rear are enclosed and has slabbed patio areas and a wooden shed. The property also benefits from gas central heating and double glazing.

## Ground Floor

### Entrance hallway



### Lounge



artist impression lounge picture

## Kitchen



2.5m x 4.33m (8' 2" x 14' 2")

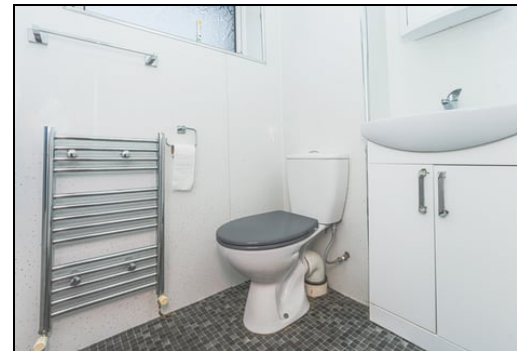
## Conservatory



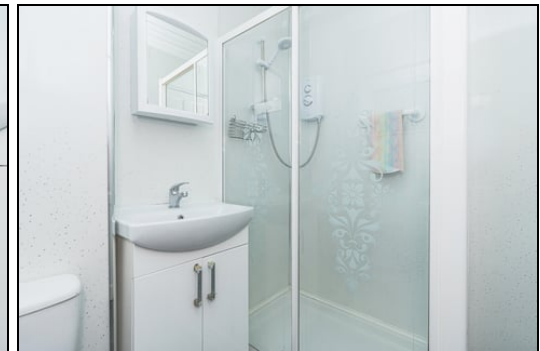
2.14m x 2.2m (7' 0" x 7' 3")



## Shower Room



1.63m x 1.95m (5' 4" x 6' 5")

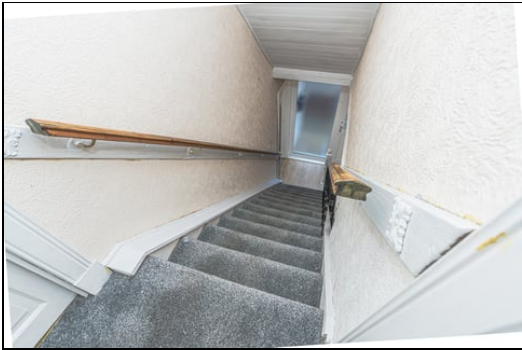


## First Floor





**Top hallway**



**Bedroom Right**



2.65m x 4.62m (8' 8" x 15' 2")



**Bedroom Left**



2.64m x 4.79m (8' 8" x 15' 9")



**Gardens**





### Extras

floor coverings, hob, oven, extractor, washing machine, fridge freezer. Shed.

### Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

### 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

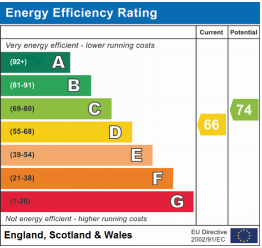
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

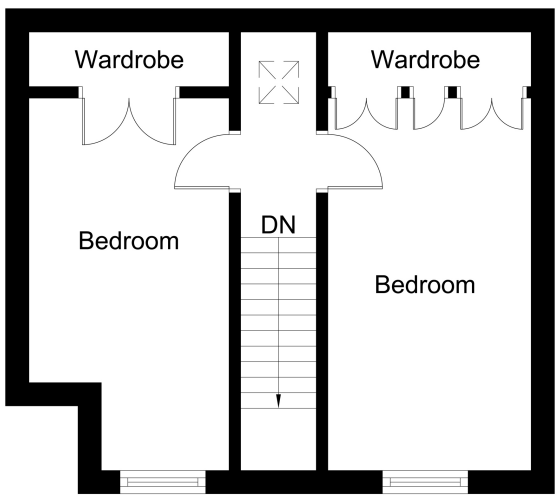
### MORTGAGE & FINANCIAL ADVICE

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.

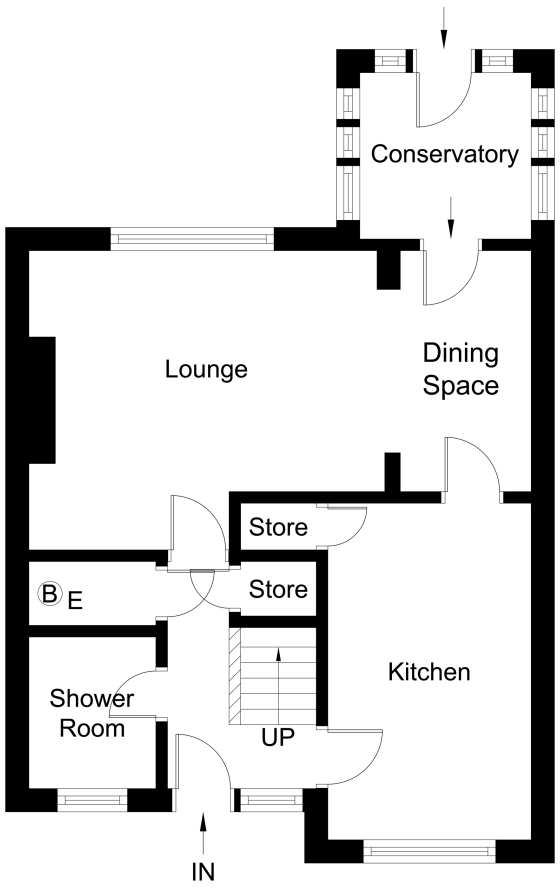
### FREE VALUATION

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