



**Offers Over £125,000**  
**25 Lochleven Road, Lochore, Lochgelly, Fife, KY5 8DA**

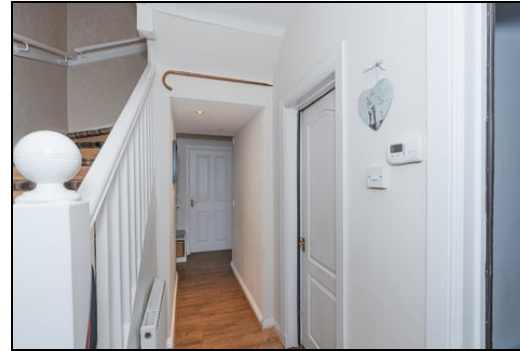


## 25 Lochleven Road, Lochore, Lochgelly, Fife, KY5 8DA

Delmor are delighted to be marketing this well presented semi detached villa set in a much sought after village setting. A variety of amenities nearby including, within walking distance Lochore Meadows Country Park, with a variety of outdoor activities including fishing, golf and water sports. Additional amenities including primary schooling, the Lochgelly centre and railway station a short drive away. Regular bus service to Cowdenbeath, Lochgelly, Dunfermline and Kirkcaldy and circa 2 miles from the A92 linking to Edinburgh and the north. The property briefly comprises of, on the ground floor - Entrance hallway with stairs leading to the first floor and storage cupboard. Bright spacious lounge. Modern kitchen with floor and wall mounted units incorporating gas hob with overhead extractor fan and wall mounted electric oven. Space for table and chairs. Study, ideal if working from home. Luxury modern family bathroom comprising of bath with overhead shower and screen, vanity unit housing the wash hand basin and WC. Storage. The first floor and has top hallway with storage cupboard and giving access to two double bedrooms, one of which has fitted wardrobes. The gardens to the front are mostly laid with chips. The rear gardens are fully enclosed and all low maintenance with astro turf and paving. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

### Ground Floor

#### Entrance Hallway



#### Lounge



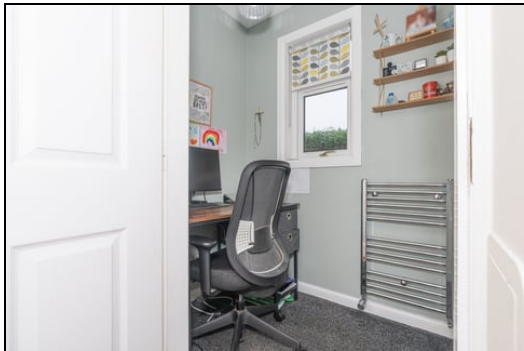
4.27m x 4.11m (14' 0" x 13' 6")

**Kitchen**



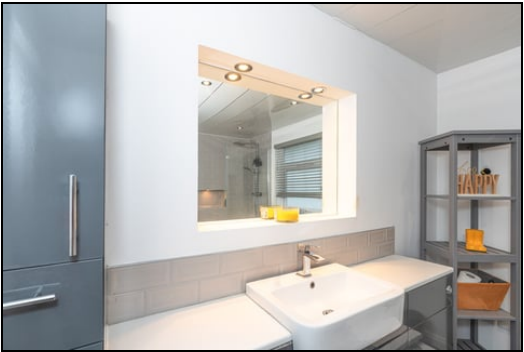
4.25m x 2.42m (13' 11" x 7' 11")

**Study**



1.75m x 1.18m (5' 9" x 3' 10")

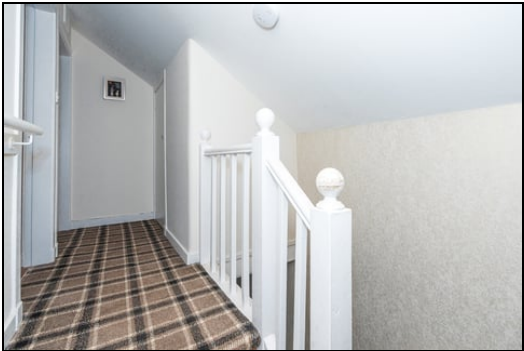
**Family Bathroom**



3.08m x 2.66m (10' 1" x 8' 9")

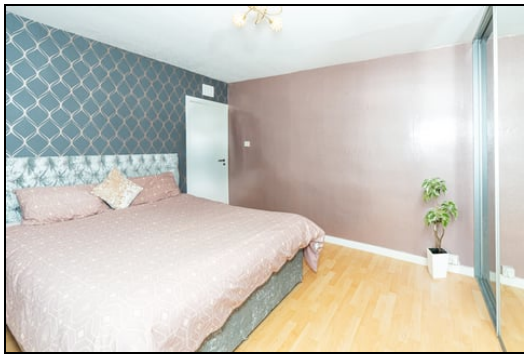
**First Floor**

**Top Hallway**





Bedroom



3.67m x 3.51m (12' 0" x 11' 6")

Bedroom



4.29m x 2.95m (14' 1" x 9' 8")



Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor fan. Fridge/freezer. Tumble dryer. 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

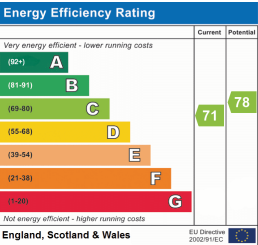
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

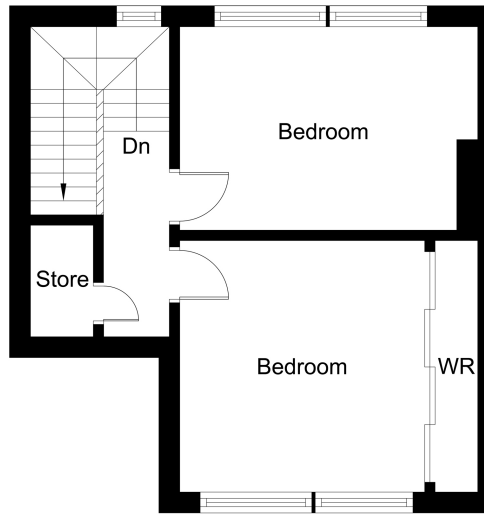
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER 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.

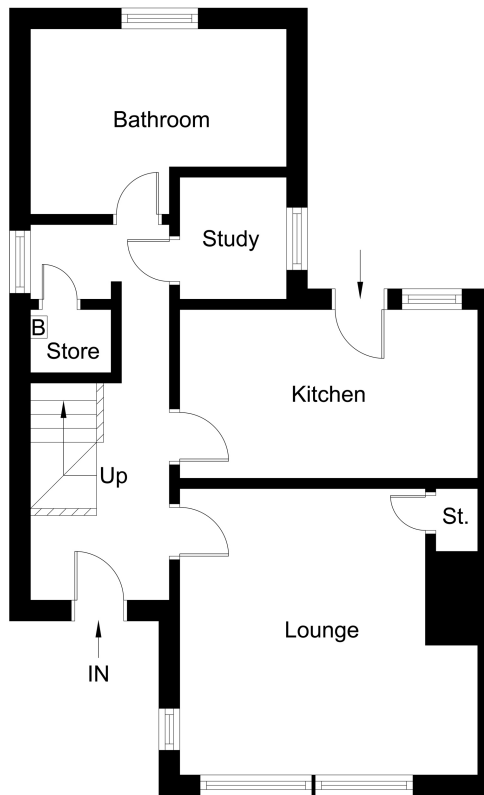
FREE VALUATION

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