



Offers Over £104,950  
8 The Avenue, Lochgelly, Fife, KY5 9LL

# 8 The Avenue, Lochgelly, Fife, KY5 9LL

Delmor are delighted to present 8 The Avenue, Lochgelly. A well-proportioned semi-detached family home offering flexible accommodation over two floors, complemented by both front and rear gardens. The property is entered on the ground floor via a welcoming hallway with staircase to the upper level. To the front is a spacious lounge, providing a comfortable living space. To the rear sits a generous modern kitchen with floor and wall mounted units, SMEG gas cooker, overhead extractor fan, washing machine, dishwasher and American style fridge freezer. There is ample room for dining with direct access to the garden. A modern ground floor bathroom completes the lower level. On the first floor, the property offers three bedrooms, making it ideal for families, first-time buyers or those seeking home office space. A useful WC is also located on this level. Externally, the home benefits from gardens to both the front and rear, with the rear garden providing a private outdoor space with a beautifully presented, fully insulated garden summer house offering a versatile additional space. Bright and stylishly finished, with glazed door and window providing plenty of natural light, it is currently arranged as a calming wellness retreat but would equally suit a home office, studio, hobby room or peaceful relaxation space. A delightful and practical addition to the garden. Conveniently laid out and offering excellent potential, this semi-detached home represents a fantastic opportunity for buyers looking to put their own stamp on a well-located property. Early viewing is highly recommended.

## Ground floor

### Entrance Hallway



### Lounge



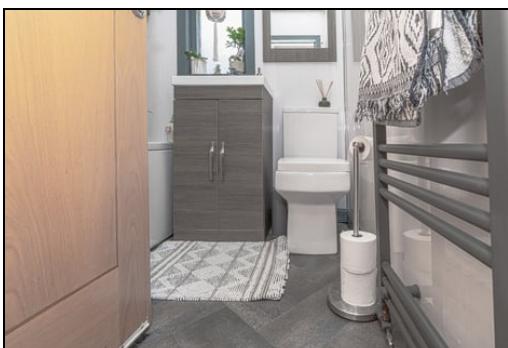
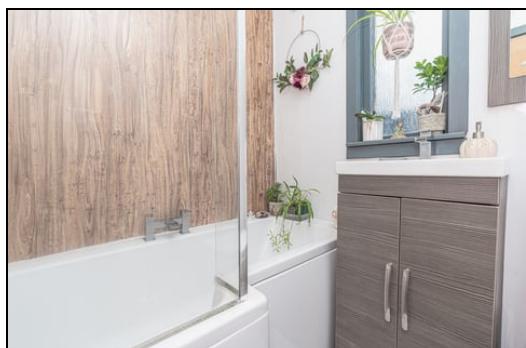
3.75m x 4.56m (12' 4" x 15' 0")

## Kitchen



2.75m x 4.54m (9' 0" x 14' 11")

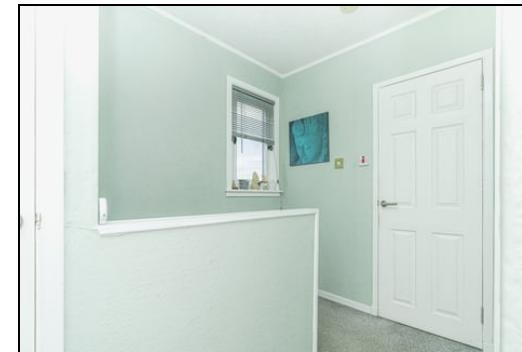
## Bathroom



1.7m x 1.8m (5' 7" x 5' 11")

## First floor

### Top Hallway



### Bedroom



2.78m x 4.51m (9' 1" x 14' 10")

### Bedroom

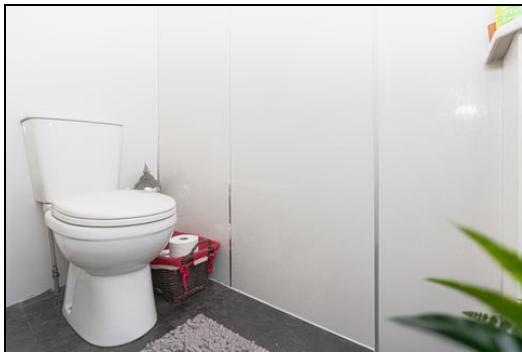


2.75m x 3.8m (9' 0" x 12' 6")

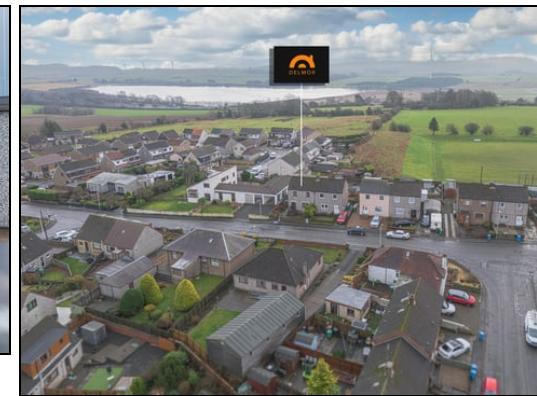
## Bedroom

2.82m x 3.74m (9' 3" x 12' 3")

## WC



## Gardens



## Summer house

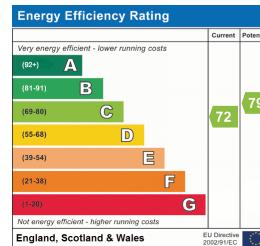


## MORTGAGE & FINANCIAL ADVICE

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.



## Extras

All floor coverings, SMEG cooker, overhead extractor fan, washing machine, dishwasher and American style fridge freezer.

## SONIC TAPE

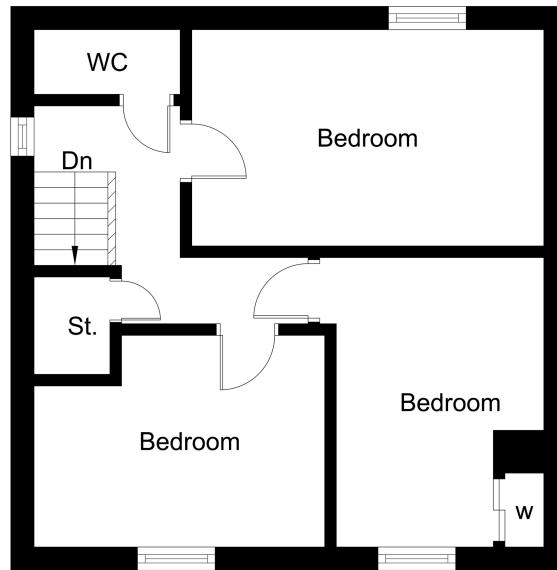
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

## MEASUREMENTS

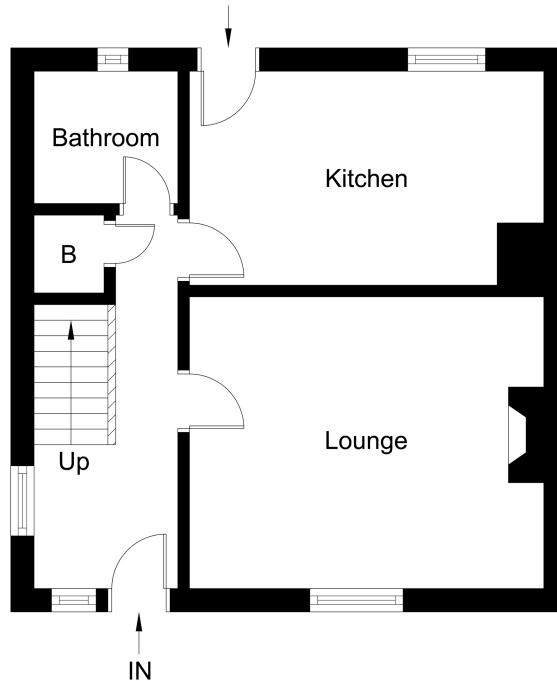
All measurements are approximate.

## APPLIANCES/SERVICES

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



First Floor



Ground Floor