



Offers in Region of £125,000
12 Kenilworth Terrace, Lochore, Lochgelly, Fife, KY5 8EJ

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Delmor are delighted to be marketing this beautifully presented mid terraced villa set in a much sought after quiet location within close proximity to Lochore Meadows Country Park. Lochore has a host of amenities including shopping and schooling. There are also close links to the A92 for the commuter. The property briefly comprises of on the ground floor - Entrance door through to the hallway with storage and stairs leading to the first floor. Bright lounge/dining room with electric fire and French doors leading to the rear gardens. Space for dining table and chairs. Modern kitchen fitted with floor and wall mounted units incorporating induction hob with glass splashback and overhead extractor fan. Wall mounted electric oven and microwave. Integrated fridge/freezer, washer/dryer and dishwasher. Kickboard lighting. First floor has top hallway giving access to three bedrooms. Modern bathroom comprising of bath with overhead shower and screen. Vanity unit housing the wash hand basin and WC. The front gardens are open with mono block driveway allowing for off street parking. The rear gardens are fully enclosed and has astro turf and decking. There is a seating area with a pergola and hot tub, making this a great entertaining area. A garden shed which can be utilised as a man cave/office space if working from home. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer within this move in condition property.

Ground Floor

Entrance Hallway



Lounge/Dining Room



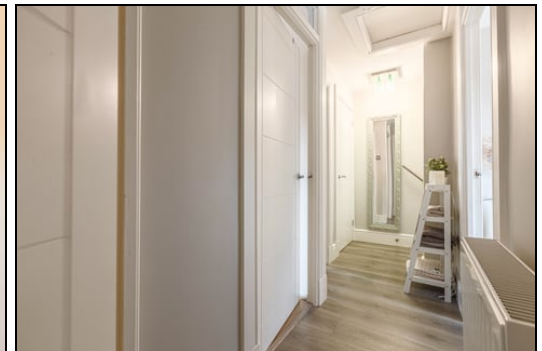
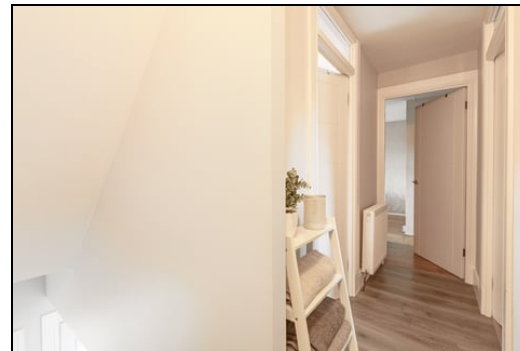
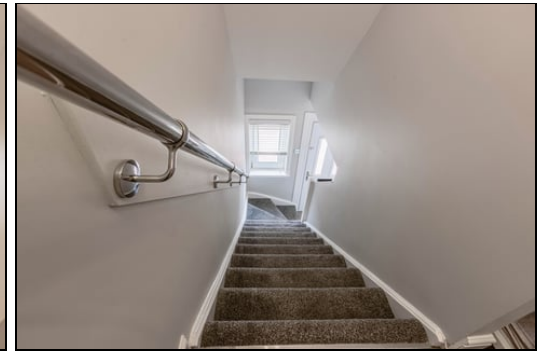
6.0m x 3.3m (19' 8" x 10' 10")



Kitchen



Top Hallway



2.0m x 3.7m (6' 7" x 12' 2")

First Floor

Bedroom



5.6m x 2.8m (18' 4" x 9' 2")



Bedroom



3.1m x 3.8m (10' 2" x 12' 6")

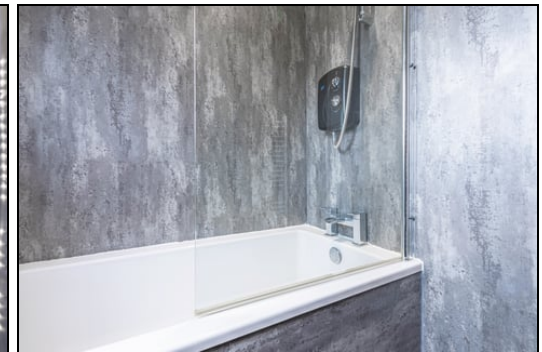
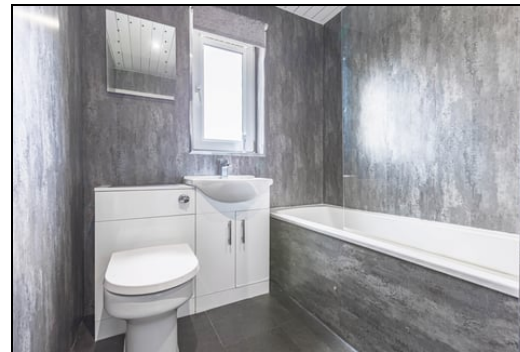


Bedroom



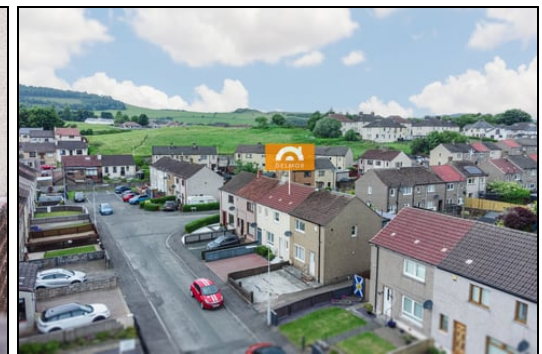
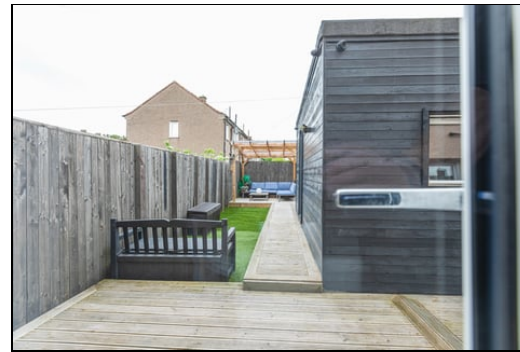
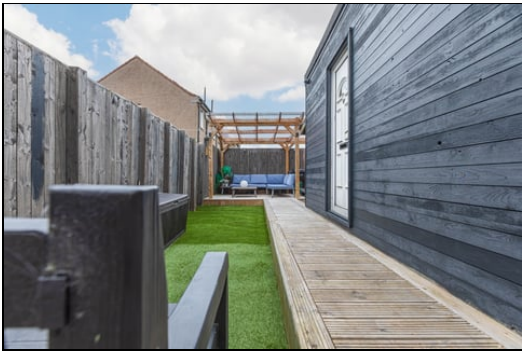
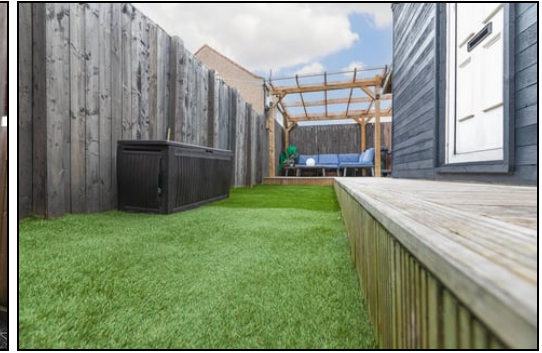
4.7m x 2.4m (15' 5" x 7' 10")

Bathroom



2.4m x 1.9m (7' 10" x 6' 3")

Gardens



Extras

All floor coverings. Induction hob, extractor fan, electric oven and microwave. Integrated fridge/freezer, washer/dryer and dishwasher. Hot tub. Outside sofa. Mirrored wardrobes.

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

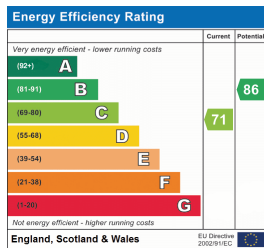
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

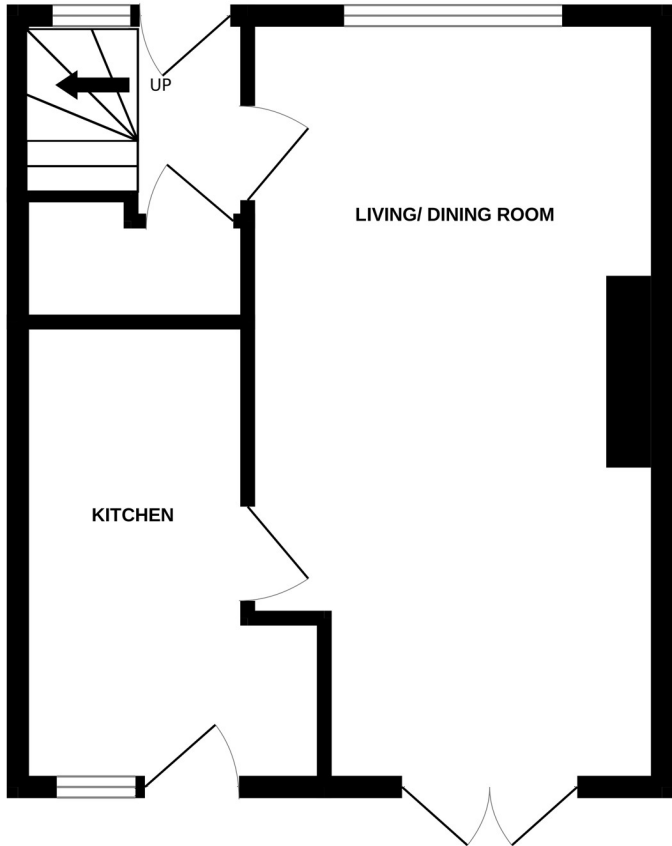
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

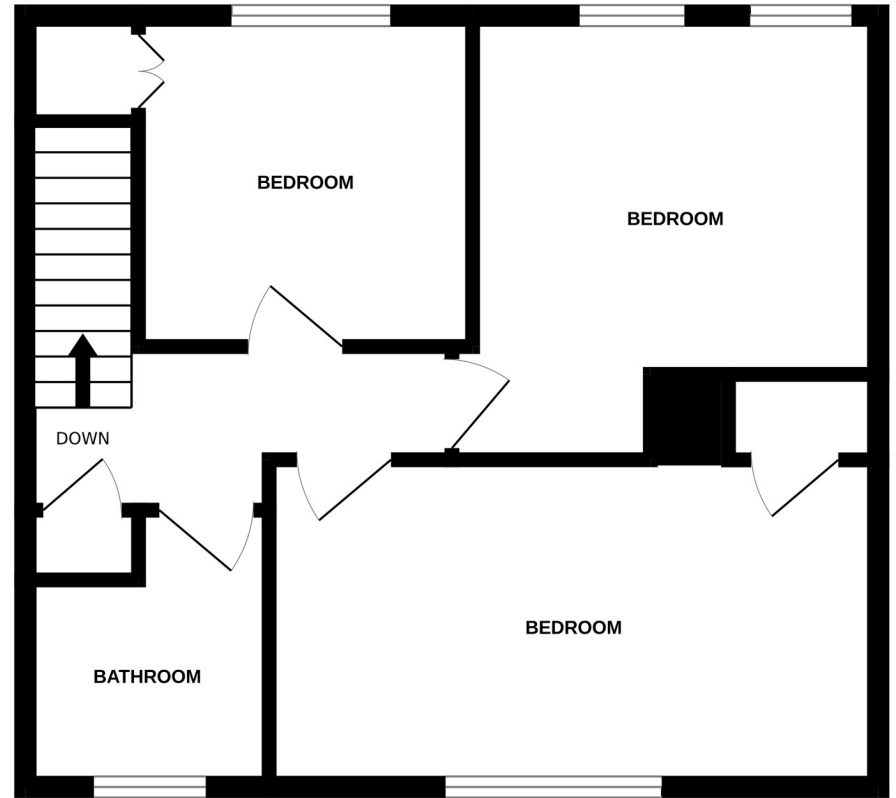
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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