



**Offers in Region of £70,000**  
**23 Timmons Park, Lochgelly, Fife, KY5 9PP**

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Delmor are delighted to present to the market this ground floor flat set in a popular location. Lochgelly has a range of amenities including shopping, schooling and also a golf course. There is a train station and close links to the A92 for the commuter. The accommodation briefly comprises of - Entrance door through to the hallway. Spacious lounge with French doors leading to the rear gardens. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Bathroom comprising of bath with overhead shower and screen. Vanity unit housing the wash hand basin. WC. Two double bedrooms. There is off street parking to the front. The rear gardens are enclosed with decked and chipped areas. Garden shed. The property also benefits from gas central heating, double glazing and storage. Early viewing is highly recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance Hallway



### Lounge



3.91m x 3.18m (12' 10" x 10' 5")

## Kitchen



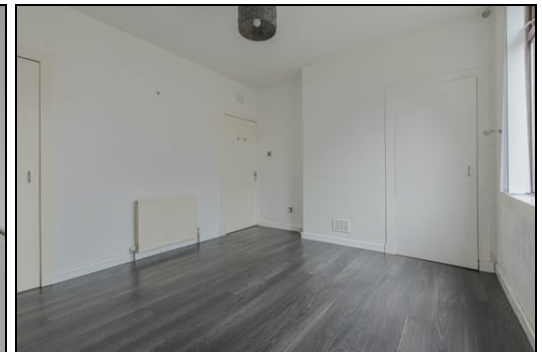
3.14m x 1.93m (10' 4" x 6' 4")

## Bathroom



1.8m x 1.66m (5' 11" x 5' 5")

## Bedroom



3.56m x 3.32m (11' 8" x 10' 11")



Bedroom



3.31m x 2.81m (10' 10" x 9' 3")

## Gardens



## Extras

All floor coverings. Gas hob, electric oven and extractor fan. 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.

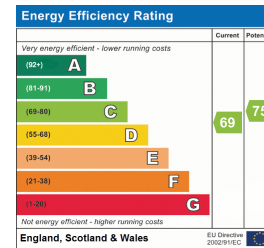


## MORTGAGE & FINANCIAL ADVICE

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.

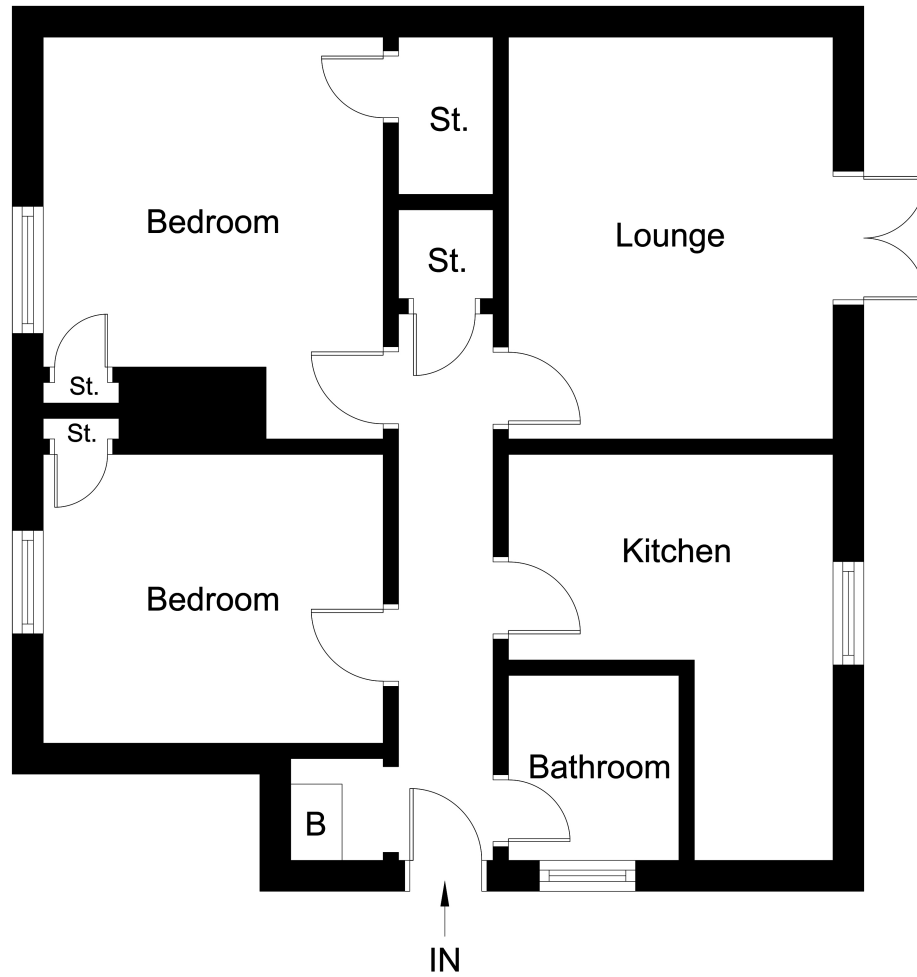


## MEASUREMENTS

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.



Ground Floor