



**Offers Over £79,950**  
**39 David Street, Lochgelly, Fife, KY5 9QZ**

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£5000 BELOW HOME REPORT VALUE Delmor are delighted to present to the market this first floor flat set in a much sought after location and close to local amenities. Lochgelly has a great range of facilities including shopping, schooling, Lochgelly theatre and a golf course. There is a train station and close links to the A92 for the commuter. The property briefly comprises of - Entrance into the kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Space for all appliances. Bright lounge with feature fireplace and inset fire. Inner hall giving access to two bedrooms. Modern bathroom comprising of bath, WC and wash hand basin. There are gardens to the rear with garden shed. There is also an allocated parking space to the rear. The property also benefits from double glazing and gas central heating. Early viewing is highly recommended.

## First Floor

### Kitchen



3.3m x 2.08m (10' 10" x 6' 10")



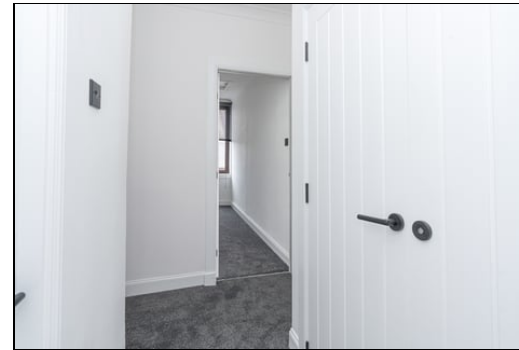
### Lounge



4.26m x 3.21m (14' 0" x 10' 6")



### Inner Hallway



### Bathroom



3.11m x 1.36m (10' 2" x 4' 6")

## Bedroom



4.56m x 2.74m (15' 0" x 9' 0")

## Bedroom



3.63m x 1.87m (11' 11" x 6' 2")

## Gardens

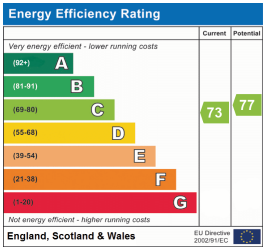


## Extras

All floor coverings. Electric hob, oven and extractor fan.

## 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

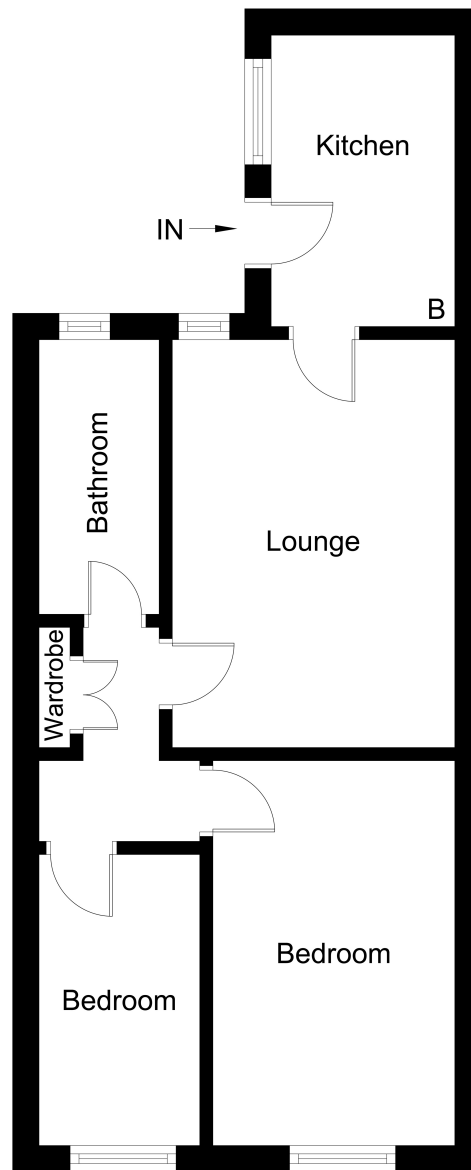
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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First Floor Flat