

Offers Over £74,500
2c Ballingry Lane, Lochgelly, Fife, KY5 9NP

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Delmor are delighted to present this spacious well-proportioned first floor flat which offers comfortable living space. Lochgelly offers an excellent range of local amenities including shopping, schooling, a golf course, and the Lochgelly Centre. The area also benefits from a train station and convenient access to the A92, making it ideal for commuters. The accommodation comprises spacious hallway with hatch to the attic via a Ramsay ladder which has been floored for storage purposes. There is a storage cupboard which can be utilised as a utility cupboard as plumbed for washing machine. The living room is positioned to the front of the property and benefits from excellent natural light. Modern kitchen fitted with floor and wall mounted units, integrated electric hob and oven, extractor fan. There are two double bedrooms. Modern bathroom with WC and wash hand basin on vanity unit, bath with shower overhead. The property benefits from electric heating, double glazing. Shared parking to rear. Early viewing is highly recommended.

External hallway



Entrance hallway



Lounge



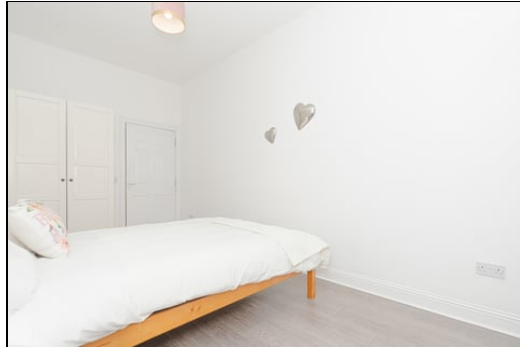
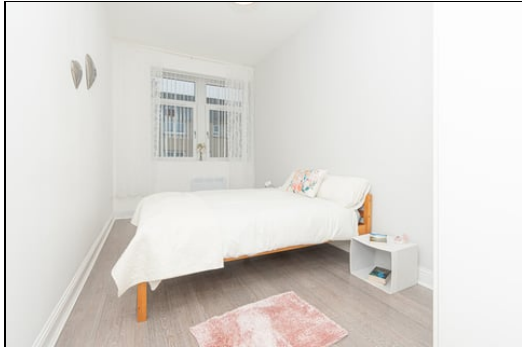
2.89m x 5.14m (9' 6" x 16' 10")

Kitchen



1.97m x 2.53m (6' 6" x 8' 4")

Bedroom to front



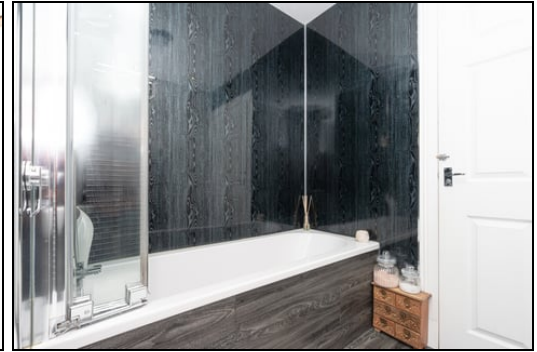
2.44m x 4.73m (8' 0" x 15' 6")

Bedroom to side



3.02m x 3.34m (9' 11" x 10' 11")

Bathroom



1.98m x 2.04m (6' 6" x 6' 8")

Attic Store



3.87m x 5.46m (12' 8" x 17' 11")

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

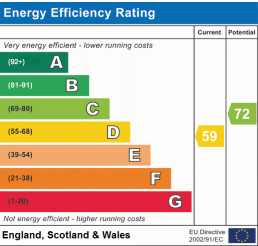
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

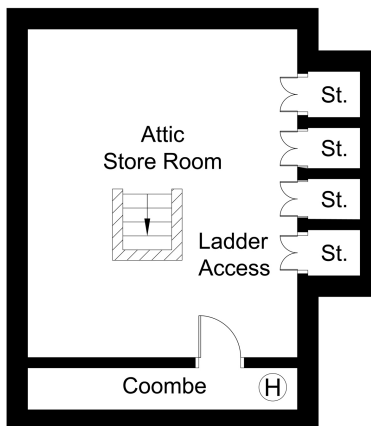
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER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

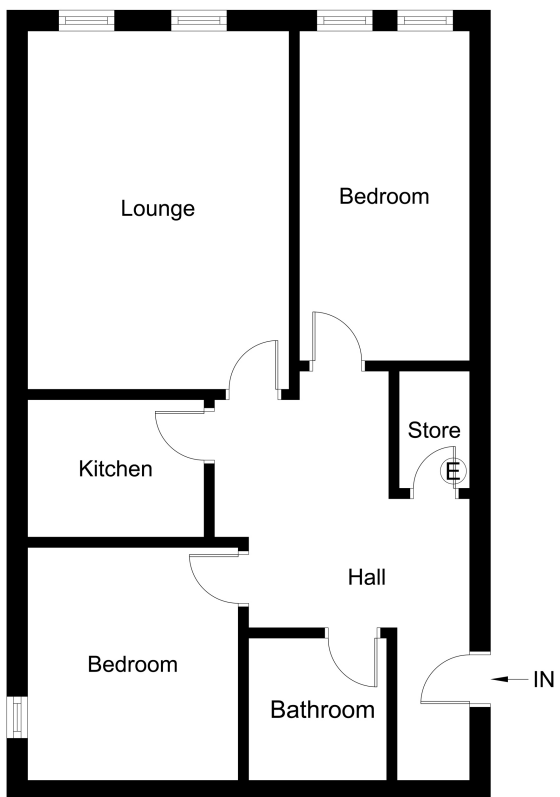
FREE VALUATION

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.





Attic Floor



First Floor Flat