



**Offers in Region of £90,000**  
**162 Lumphinnans Road, Lochgelly, Fife, KY5 9AT**

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Delmor are pleased to present to the market this semi detached villa in a central location close to all local amenities and on a bus route. Lochgelly has a host of amenities including shopping and schooling. There is also a train station and close links to the A92 for the commuter. The property briefly comprises of on the ground floor - Entrance hallway with stairs leading to the first floor. Spacious lounge. Kitchen. First floor has top hallway. Two bedrooms one of which has two sets of wardrobes and open views to the rear. Shower room. There are gardens to the front and rear with off street parking. The property also benefits from gas central heating and double glazing. The property does require upgrading and would be ideal for a buyer looking to put their own stamp on a home. Early viewing essential.

## Ground Floor

### Entrance Hallway

### Lounge



6.3m x 3.3m (20' 8" x 10' 10")

### Kitchen



2.1m x 3.8m (6' 11" x 12' 6")



## First Floor

### Top Hallway

### Bedroom



4.3m x 3.0m (14' 1" x 9' 10")

### Bedroom



3.3m x 2.6m (10' 10" x 8' 6")

### Shower Room



1.9m x 1.8m (6' 3" x 5' 11")

## Gardens



## 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

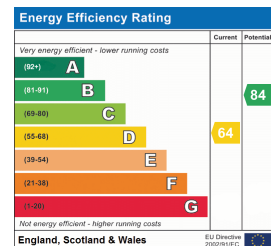
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

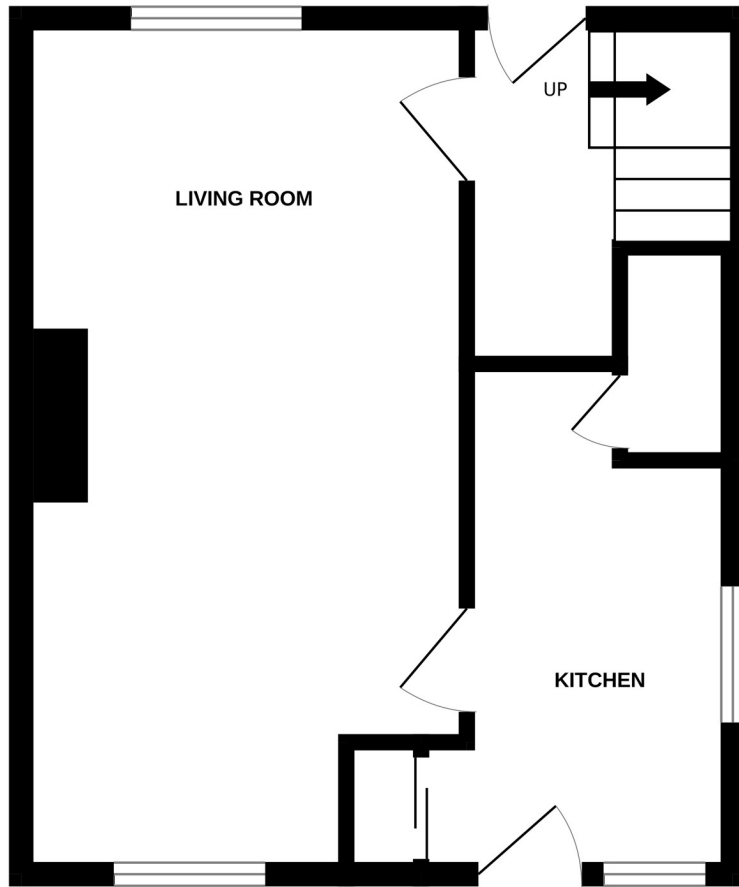
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

## FREE VALUATION

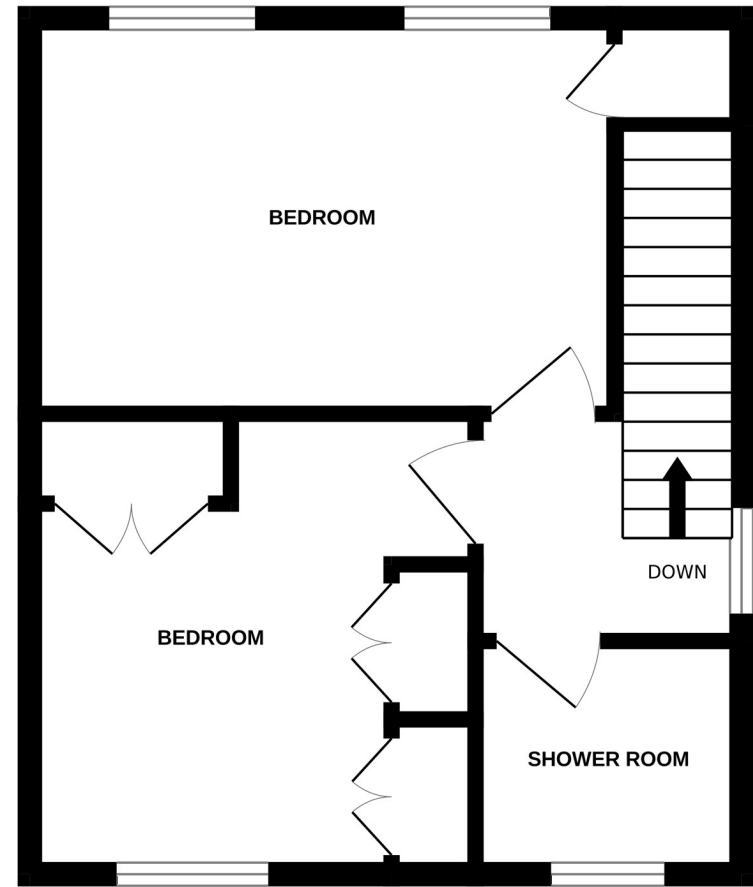
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR  
32.4 sq.m. approx.



1ST FLOOR  
32.9 sq.m. approx.



TOTAL FLOOR AREA : 65.4 sq.m. approx.

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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