



**Offers Over £134,500**  
**8 Westwater Street, Lochgelly, Fife, KY5 9DT**



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Delmor are delighted to be marketing this well presented semi detached villa set in a much sought after location. Lochgelly has a host of amenities including shopping, schooling and there is also a golf course. There is a train station and close links to the A92 for the commuter. The property briefly comprises of on the ground floor - Entrance door through to the welcoming hallway with stairs leading to the first floor. Bright lounge. Modern dining kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Ample space for dining table and chairs. French doors leading out to the rear gardens. First floor has top hallway giving access to three double bedrooms. Modern shower room comprising of walk in shower cubicle. Vanity unit housing the wash hand basin and WC. The front gardens are open with chipped area and mono block driveway leading to the garage. The rear gardens are enclosed with lawned and barked areas. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended on this move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Hallway



### Lounge



4.9m x 3.45m (16' 1" x 11' 4")

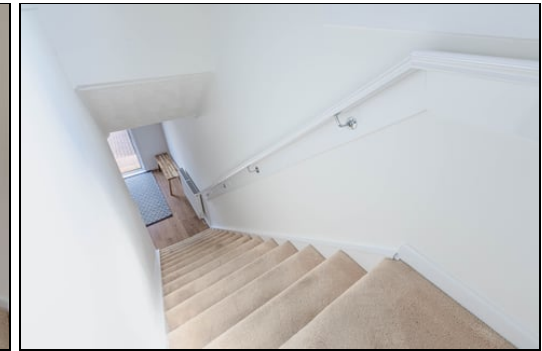
## Dining Kitchen



6.24m x 3.02m (20' 6" x 9' 11")

## First Floor

## Top Hallway



## Bedroom



4.18m x 3.75m (13' 9" x 12' 4")

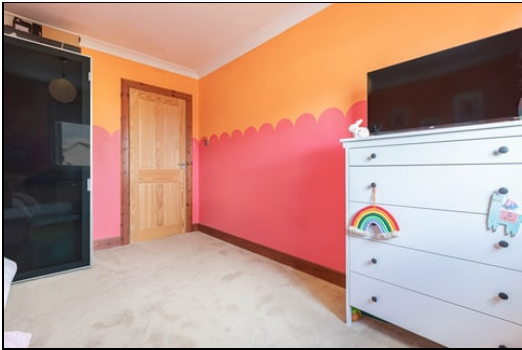




Bedroom



Shower Room



3.76m x 2.95m (12' 4" x 9' 8")

Bedroom

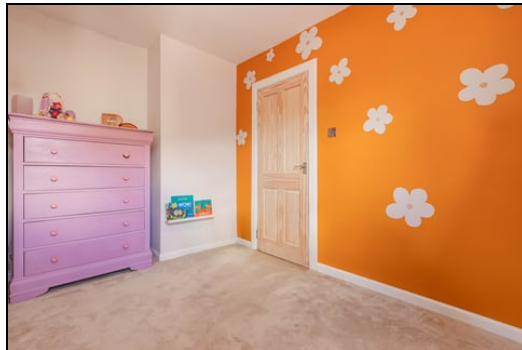


1.72m x 1.65m (5' 8" x 5' 5")

Gardens



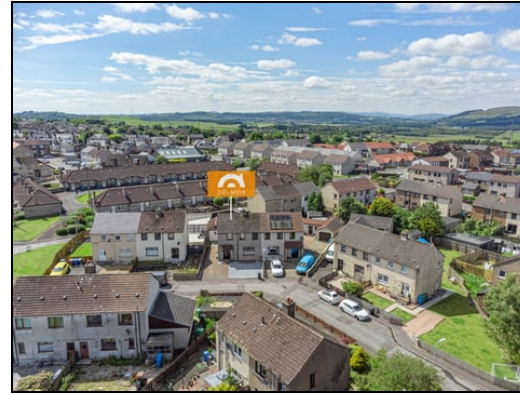
3.45m x 3.22m (11' 4" x 10' 7")



Extras

All floor coverings.





### APPLIANCES/SERVICES

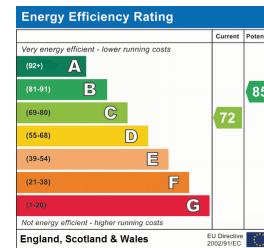
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### 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.

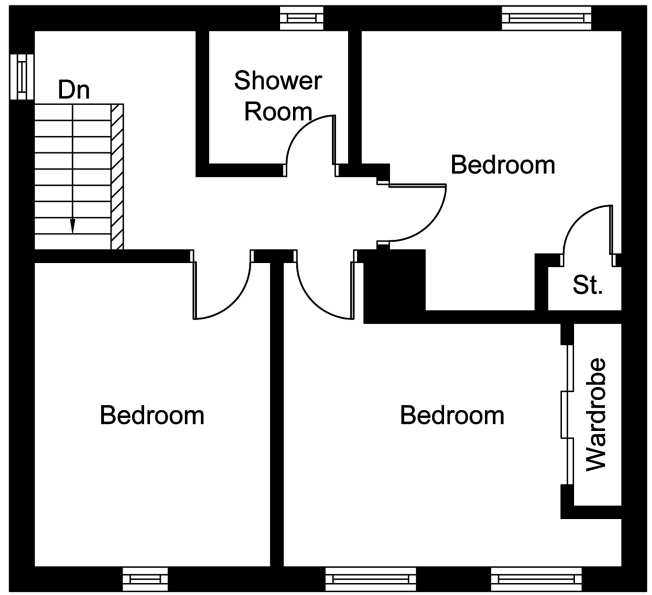


### SONIC TAPE

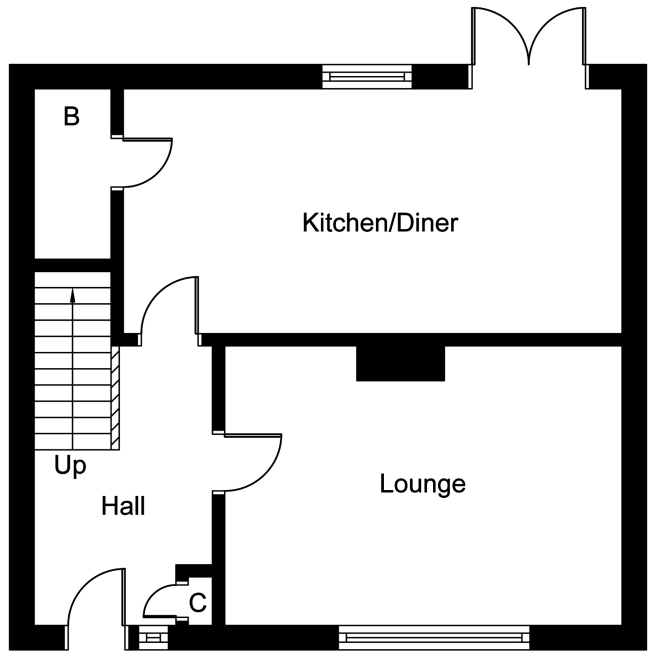
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.



First Floor



Ground Floor