



**Offers in Region of £80,000**  
**45 Timmons Park, Lochgelly, Fife, KY5 9PP**

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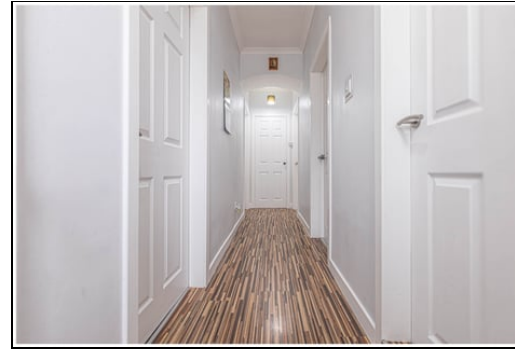
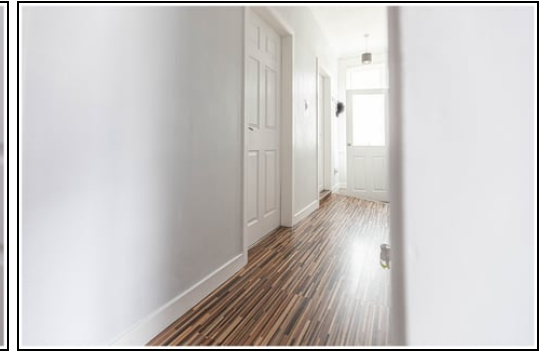
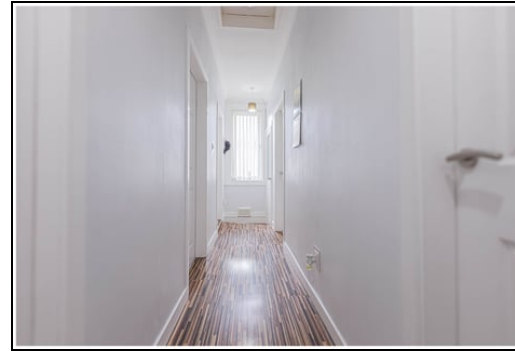
Delmor are delighted to be marketing this well presented first floor flat which is modern throughout and set in a central location. Lochgelly has a host of amenities including shopping and schooling. There is a train station and close links to the A92 for the commuter. The property briefly comprises of - Entrance door with stairs leading to the first floor. Entrance hallway. Bright lounge. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor. Two double bedrooms one of which has wall to wall mirrored wardrobes. Modern bathroom comprising of bath with overhead shower and screen. Wash hand basin and WC. The garden to the rear is mostly laid to lawn. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is a must on this move in condition property.

## First Floor

### Entrance



### Hallway

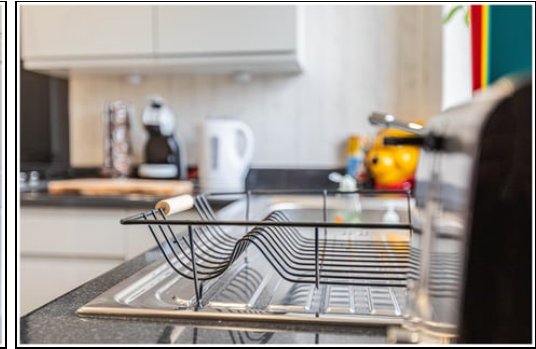


## Lounge



3.9m x 3.19m (12' 10" x 10' 6")

## Kitchen



3.93m x 3.11m (12' 11" x 10' 2")

## Bedroom



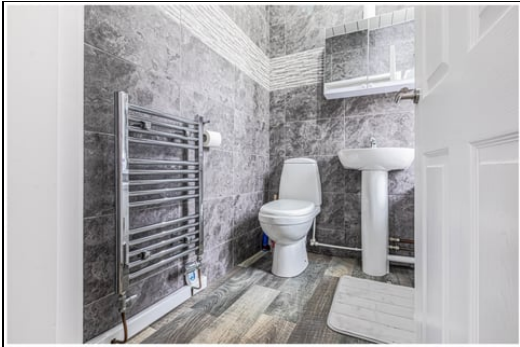
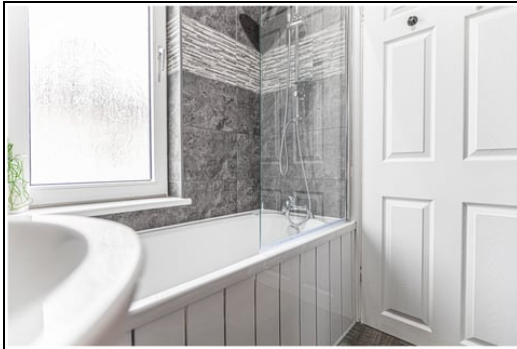
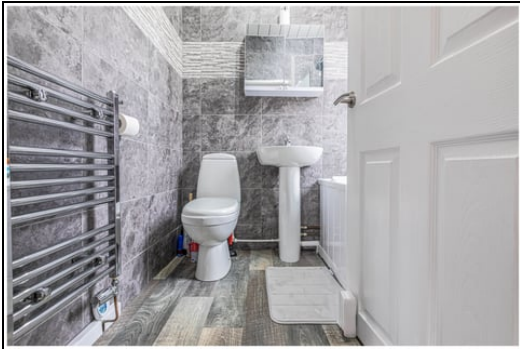
3.33m x 3.32m (10' 11" x 10' 11")

## Bedroom



3.33m x 2.83m (10' 11" x 9' 3")

## Bathroom



1.8m x 1.68m (5' 11" x 5' 6")

## Garden



## Extras

All floor coverings. Gas hob, electric 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

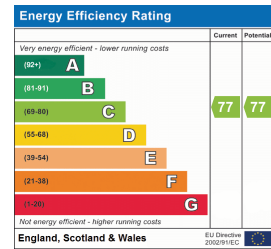
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

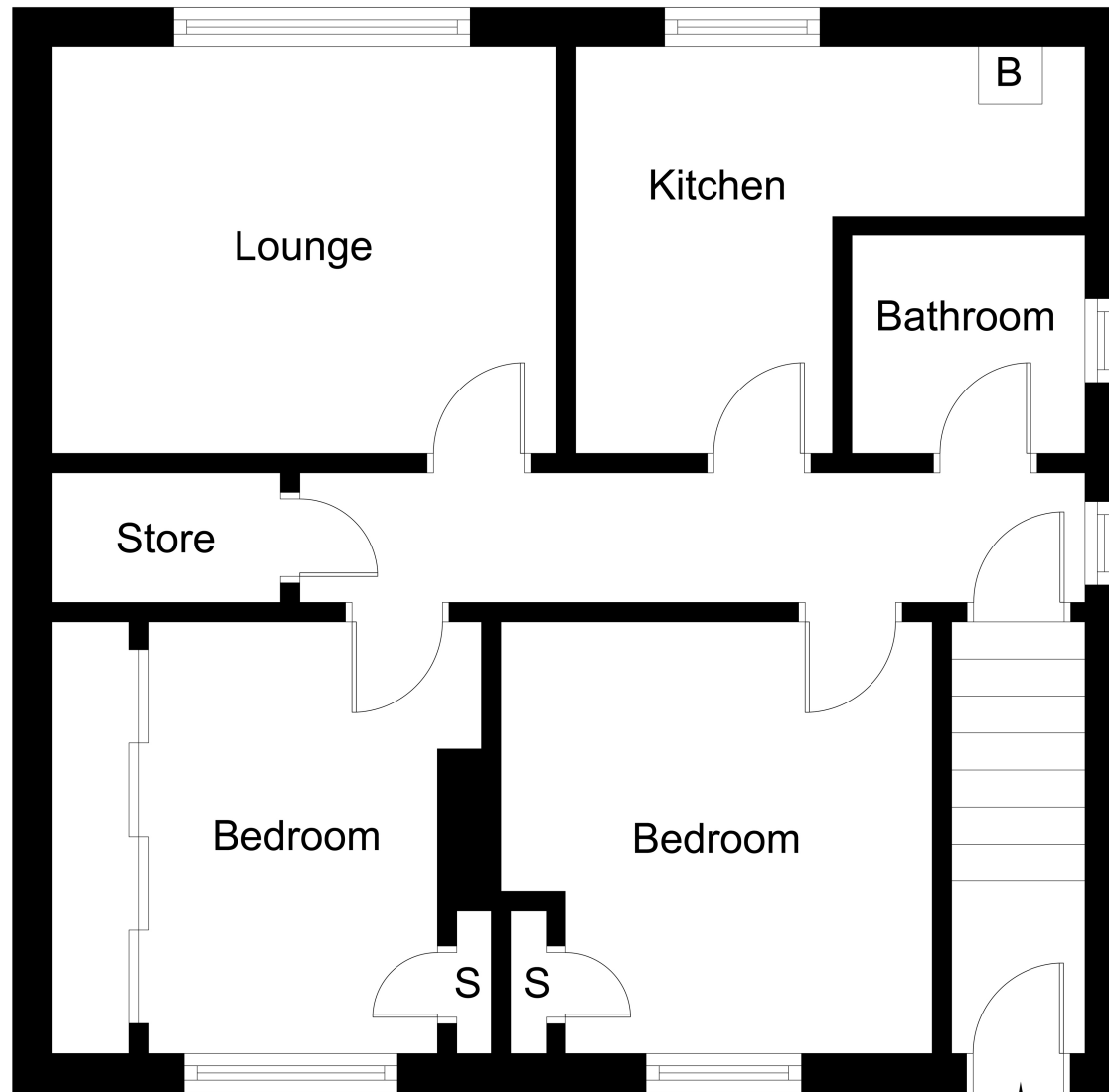
## MORTGAGE & FINANCIAL ADVICE

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.





First Floor

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