



Offers Over £119,000
1 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 great range of amenities including shopping, schooling, theatre and a golf course. There is also a train station and close links to the A92 for the commuter. The accommodation briefly comprises of on the ground floor - entrance door to hallway. Stairs to first floor. Spacious bright lounge with wood burning stove. Open into modern kitchen incorporating 5 burner gas hob, electric oven, extractor hood. Storage cupboard. On the first floor there is a top hall. Bedroom 1 is a spacious double room with mirror wardrobes. Bedroom 2 is a further double room. Bathroom is fitted with P-shaped bath with shower and screen over, vanity unit housing sink and WC. Fenced garden to front laid with chips and slabs. Fully enclosed garden to rear all easily maintained with slabs, astro and chips. Summer house and shed. The property also benefits from gas central heating and double glazing. Early viewing is a MUST on this move in condition property which is a credit to the current owner.

Ground Floor

Entrance



Lounge



3.77m x 4.58m (12' 4" x 15' 0")



Kitchen

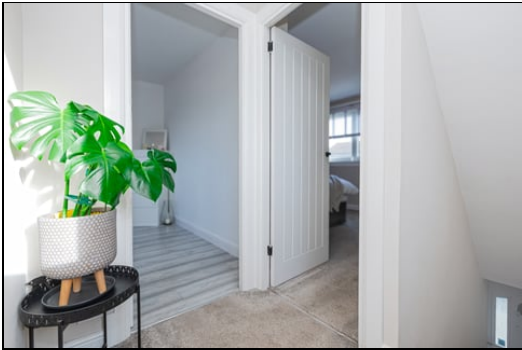


2.22m x 5.02m (7' 3" x 16' 6")

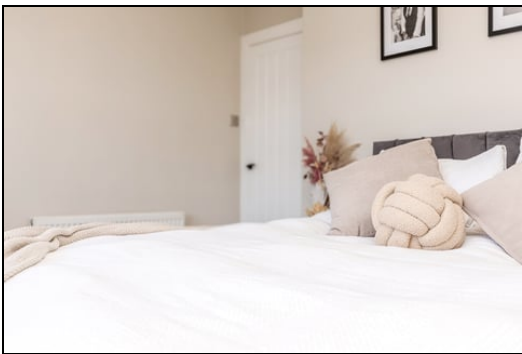
First Floor



Top Hall



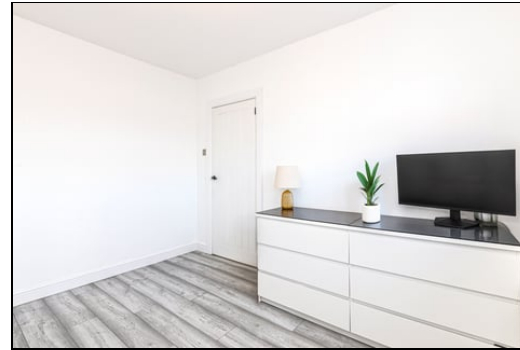
Bedroom 1



3.32m x 3.98m (10' 11" x 13' 1")



Bedroom 2



2.99m x 3.31m (9' 10" x 10' 10")



Bathroom



1.71m x 1.96m (5' 7" x 6' 5")





Gardens



Extras

Floor coverings, blinds, light fittings, hob, oven, extractor hood, summer house and shed.

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.

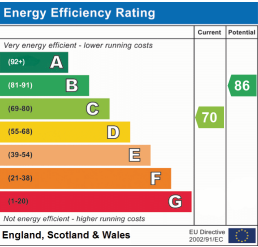
MORTGAGE & FINANCIAL ADVICE

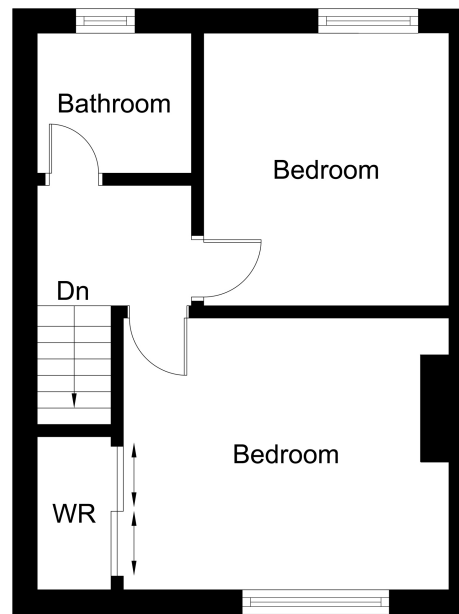
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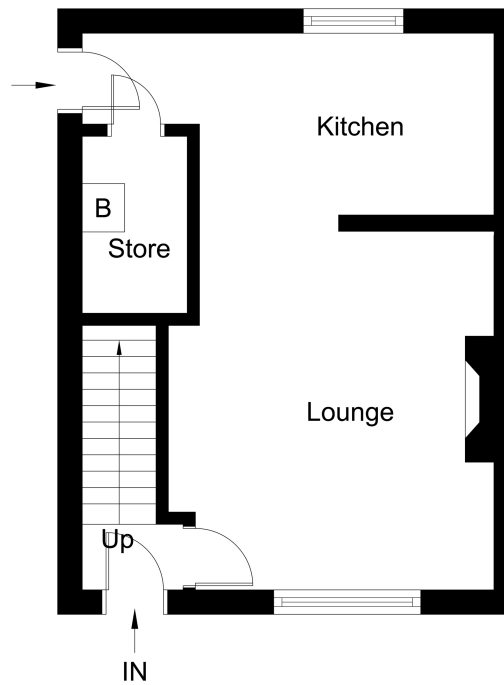
FREE VALUATION

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



Ground Floor