FIXED PRICE £240,000

PLOT 116 FIDRA SPECIAL, The Avenue, Lochgelly, Fife, KY5 9LL

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** TARGET ENTRY DATE OF DECEMBER 2021**

This attractive 4 bedroom bungalow gives larger families ample accommodation in a house that will not fail to impress. With a large master bedroom, en-suite and walk-in storage wardrobe coupled with further 3 double bedrooms and a spacious bathroom. An impressive modern open plan kitchen-dining-lounge with bi-fold doors overlooking garden completes what is an excellent home.

Kitchen-Dining-Lounge

4m x 7.700m (13' 1" x 25' 3")

Utility and Storage Cupboard

1.7m x 3.235m (5' 7" x 10' 7")

Bedroom 1

3.330m x 3.890m (10' 11" x 12' 9")

Ensuite

1.230m x 2.135m (4' 0" x 7' 0")

Bedroom 2

3.100m x 3.235m (10' 2" x 10' 7")

Bedroom 3

3.100m x 3.235m (10' 2" x 10' 7")

Bathroom

2.035m x 2.985m (6' 8" x 9' 10")

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

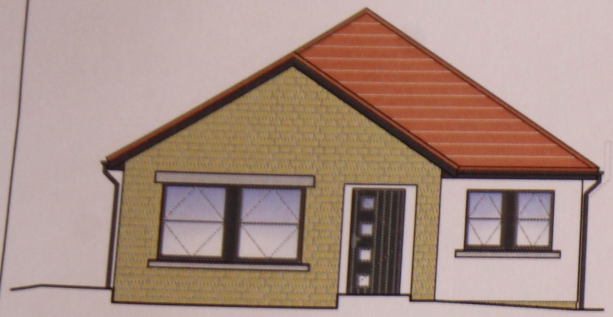
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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

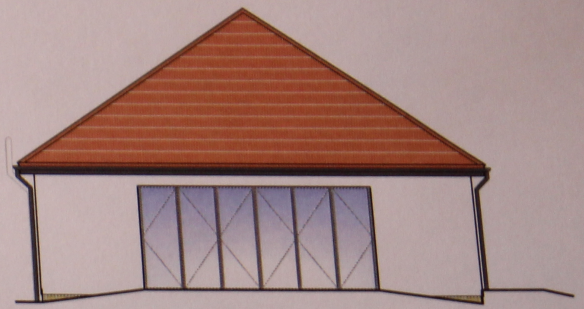
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



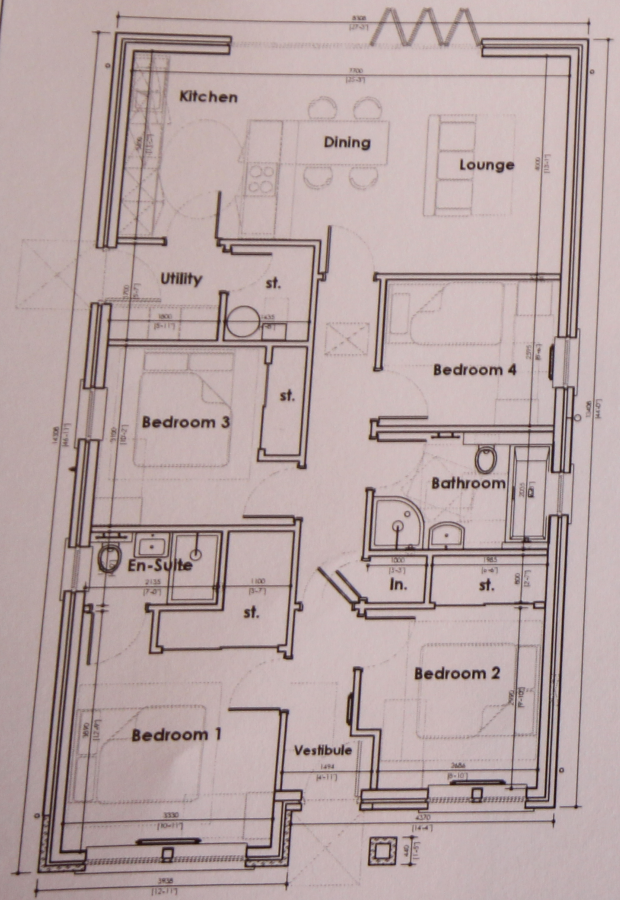
Front Elevation

Est. Areas: Block/Render - 80m², Stone - 41m²
Roof - 160.2m²

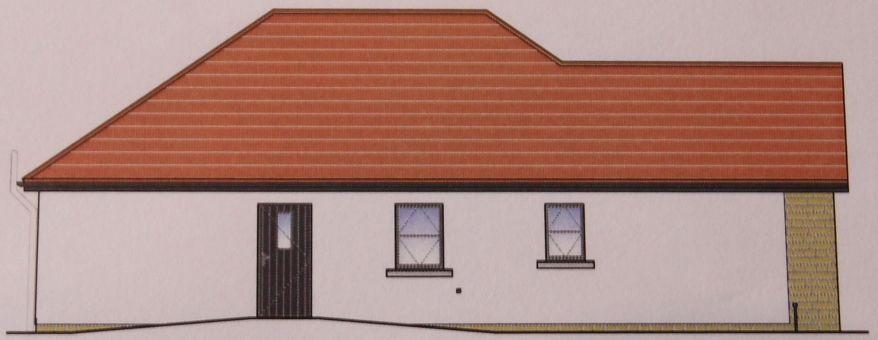
Side Elevation



Rear Elevation



Floor Plan



Side Elevation

Electrical Legend

Note to separate specification for fixing heights

- ceiling mounted heat detector
- ceiling mounted smoke detector/alarm
- wall mounted CO2 detector/alarm
- ceiling mounted CO detector/alarm
- ceiling mounted light fitting
- recessed ceiling downlight
- wall mounted light fitting
- ceiling mounted pir/dt *
- fire alarm bell/ dt *
- board to consumer unit & electric meter
- appliance control unit
- bell push
- door chime (portable battery operated)
- low level double socket
- high level double socket
- low level single socket
- high level single socket
- low level telecom socket
- high level telecom socket
- main telecom socket
- bt extend duct point
- low level fax outlet
- high level fax outlet
- low level TV aerial socket
- high level TV aerial socket
- low level Cat 5 socket
- high level Cat 5 socket
- single gang switch
- double gang switch
- three gang switch
- under unit light switch single
- under unit light switch double
- wall mounted thermostat
- wall mounted alarm control unit
- wall mounted PIR sensor

Additional Notes:

All fixtures to be fitted as per Standard 4.8.3 as follows:

- Light switches to be fitted between 900mm and 1100mm from FFL
- Switched or non-switched sockets (from services or other outlets) to be fitted min. 450mm from FFL
- Where switches and sockets are above an obstruction i.e. worktop, these should be fitted min. 150mm from projecting surface
- All outlets serving electrical hob/oven to be fitted min. 300mm from internal corner or similar obstruction
- All outlets to be fitted no more than 1350mm from FFL (unless otherwise noted)
- Where sockets are controlled i.e. white goods, separate switch locations should be placed as appliance control unit

* Minimum continuous extra fan rates for guidance:

- Kitchen 6 litres/sec with 15 litres/sec boost
- Utility room 4 litres/sec with 8 litres/sec boost
- Bathroom 4 litres/sec with 8 litres/sec boost
- Toilet 3 litres/sec with 6 litres/sec boost

Master Drawn by:	Last Revision Date:	Master Dwg No:
NG	01/08/18	FID/LH/002

EASY LIVIN
HOMES

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Date	Drawing Re-issue
12/11/18	Additional fan shown to linen st
13/04/19	18mm ply shown to bathroom, partition taken to 70mm with face fixed ply; DT handed

PROJECT / CLIENT:

Proposed Development at
The Avenues, Lochgelly

DRAWING:

LH Fidra Housetype

Floor Plan & Elevations

Drawn/altered by:	Checked by:
KHB	-

Site Code:	Job Code:
041	FID/LH