



Offers Over £99,500
23 Auchterderran Road, Lochgelly, Fife, KY5 9DQ

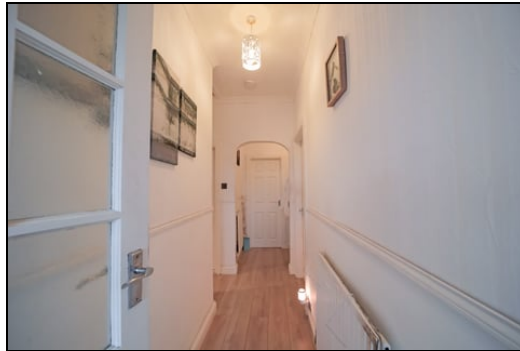
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Delmor are delighted to be marketing this well presented spacious first floor flat set in a popular location. Lochgelly has a host of amenities including shopping and schooling. There is a train station and close links to the A92 for the commuter. The property briefly comprises of - Entrance door to the vestibule area. Door to the entrance hallway. Spacious lounge with alcove features. Modern breakfasting kitchen with floor and wall mounted units incorporating electric hob with oven below and overhead extractor fan. Splashback tiling. Breakfast bar. Utility room is plumbed for washing machine. Modern spacious bathroom incorporating separate shower cubicle. Pedestal wash hand basin. WC. Wet wall. Bedroom 1 is a spacious double with separate dressing/storage room. Bedroom 2 is a further double with wardrobes. Bedroom 3. There are 2 parking spaces to the rear. Garden area. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

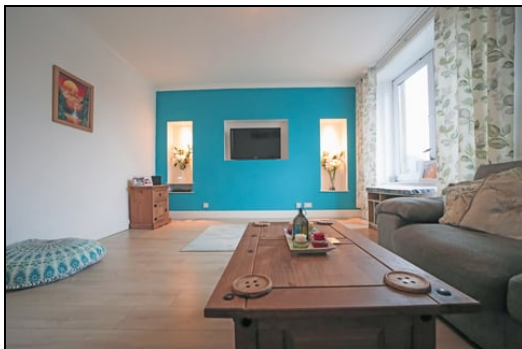
First Floor

Entrance Vestibule

Entrance Hallway



Lounge



4.80m x 3.90m (15' 9" x 12' 10")

Kitchen



4.40m x 3.90m (14' 5" x 12' 10")



Utility Room



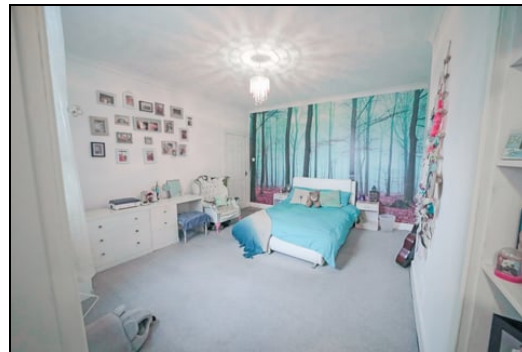
2.50m x 1.90m (8' 2" x 6' 3")

Bathroom



3.60m x 2.00m (11' 10" x 6' 7")

Bedroom 1



4.50m x 3.90m (14' 9" x 12' 10")

Dressing/Storage Room

3.00m x 1.50m (9' 10" x 4' 11")



Bedroom 2



Bedroom 3



2.80m x 2.20m (9' 2" x 7' 3")

3.90m x 2.90m (12' 10" x 9' 6")



Garden



Extras

All floor coverings. Electric hob and oven and extractor.



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.

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