



**Offers Over £249,000**  
**63 The Beeches, Lochgelly, Fife, KY5 9QB**

# 63 The Beeches, Lochgelly, Fife, KY5 9QB

Delmor are delighted to be marketing this spacious, family sized detached villa set in a much sought after residential setting. The popular residential area of Lochgelly is convenient for local amenities such as banking, schools, The Lochgelly Centre, golf course and a variety of local shops. For the commuter, it boasts its' own train station and the area also benefits from easy access to the A92 giving swift access to all major local Towns and Edinburgh. The property briefly comprises of, on the ground floor - Welcoming entrance hallway with stairs leading to the first floor and storage cupboard. Downstairs WC. Double bedroom. Spacious lounge/dining room. Dining area has ample space for dining table and chairs and has French doors leading through to the garden. Modern kitchen with floor and wall mounted units incorporating gas hob with overhead extractor fan. Integrated dishwasher and wall mounted oven. American fridge freezer. The first floor has top hallway giving access to three bedrooms all of which have fitted wardrobes and the master bedroom has an ensuite. Bathroom suite comprising of bath, vanity unit housing the wash hand basin, WC. The front gardens are open and laid to lawn with mono block driveway leading to the garage. There is ample space for off street parking for several vehicles. There are enclosed gardens to the rear with decked areas and grass. The property benefits from gas central heating, double glazing and solar panels. Early viewing advised for this lovely spacious family home.

## Ground Floor

### Entrance



### Lounge/Dining



3.5m x 8m (11' 6" x 26' 3")

### Kitchen



2.69m x 4.09m (8' 10" x 13' 5")

### Bedroom



2.31m x 2.77m (7' 7" x 9' 1")

## WC



1.10m x 1.90m (3' 7" x 6' 3")

## Ensuite



2.2m x 2.2m (7' 3" x 7' 3")

## First Floor

### Top Hall



### Master Bedroom



3.8m x 2.7m (12' 6" x 8' 10")



### Bedroom



2.4m x 3.1m (7' 10" x 10' 2")



### Bedroom



2.4m x 3.1m (7' 10" x 10' 2")



## Bathroom



1.8m x 3.1m (5' 11" x 10' 2")

## Gardens



## Garage



## Extras

Floor coverings, blinds, hob, oven, extractor fan, fridge freezer.

## 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.



