



Offers Over £119,950
46 Fraser Drive, Lochgelly, Fife, KY5 9LS

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Welcome to 46 Fraser Drive, Lochgelly, a cosy yet spacious mid-terraced house offering well-proportioned accommodation over two levels.

The property is entered on the ground floor via a welcoming entrance hallway with a staircase leading to the upper level. The ground floor comprises a bright and spacious lounge to the front of the property, featuring large windows that flood the room with natural light. To the rear is the kitchen, which is fitted with a range of floor and wall-mounted units, electric hob, oven, and overhead extractor fan, freestanding fridge freezer and washing machine. The kitchen further benefits from conveniently located storage cupboards and ample space for dining. Also located on the ground floor is a utility room, along with a shower room, adding further practicality to the layout. The first floor comprises two spacious double bedrooms, both benefiting from built-in wardrobes, providing excellent storage. A central landing gives access to both bedrooms and completes the upper level. Externally, the property benefits from enclosed rear gardens. Lochgelly has a great range of amenities including shopping, schooling, Lochgelly golf course and Lochgelly theatre of performing arts. Early viewing is highly recommended to appreciate the property's convenient location and well-proportioned accommodation.

Ground Floor

Entrance Hallway



Lounge



3.14m x 5.47m (10' 4" x 17' 11")

Utility

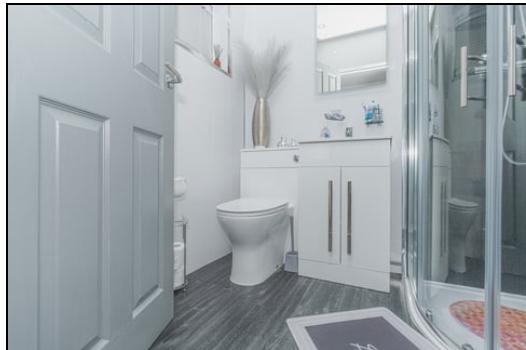
1.38m x 3.1m (4' 6" x 10' 2")

Kitchen



3.27m x 3.33m (10' 9" x 10' 11")

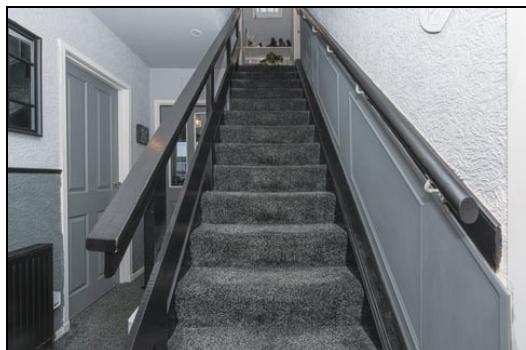
Shower room



1.66m x 2.11m (5' 5" x 6' 11")

First floor

Top Hallway



Bedroom

4.16m x 4.51m (13' 8" x 14' 10")

Bedroom

2.68m x 4.16m (8' 10" x 13' 8")

Gardens



Extras

All floor coverings, electric hob, oven, Over head extractor fan, freestanding washing machine and fridge freezer. Blinds (not including back door or shower room blinds)

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

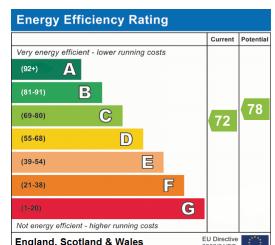
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

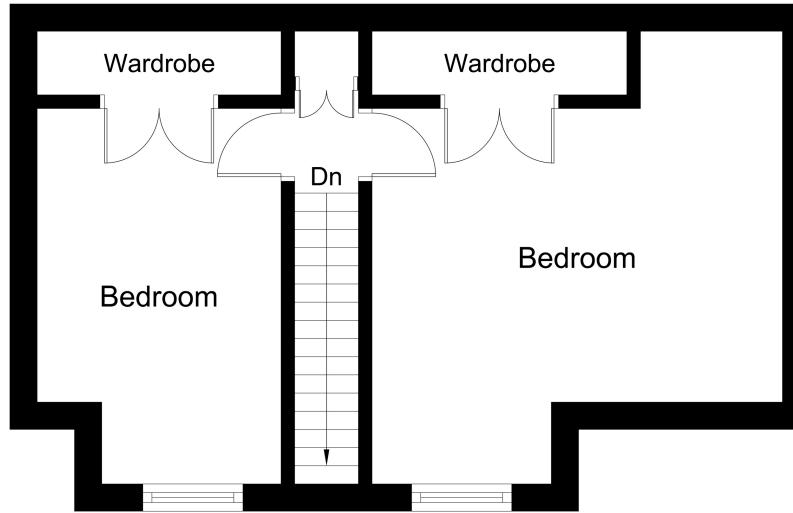
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER 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

