



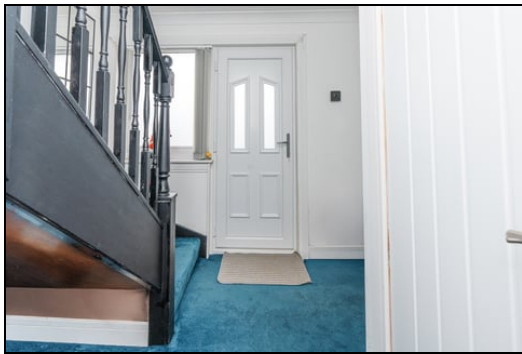
Offers Over £129,500
41 Moffat Crescent, Lochgelly, Fife, KY5 9NY

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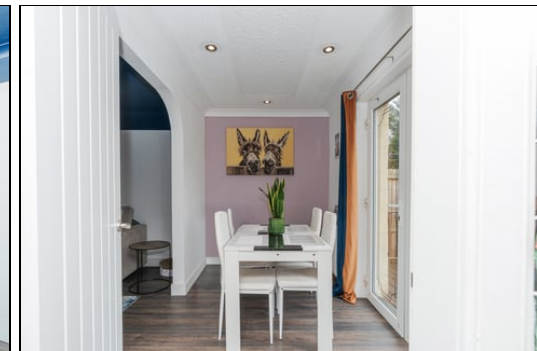
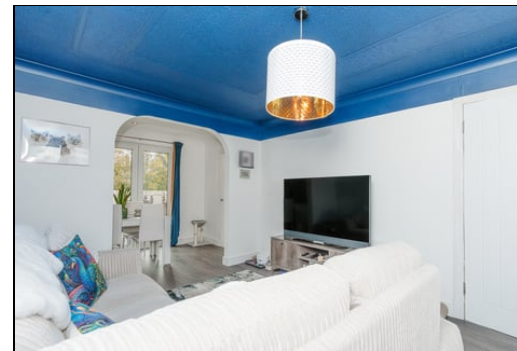
Delmor are delighted to present to the market this modern end terraced villa in a much sought after area overlooking the golf course. Lochgelly has a great range of amenities including shopping, schooling, Lochgelly Theatre of Performing Arts and Lochgelly golf course. There is a train station and close links to the A92 making it an ideal base for the commuter. The property briefly comprises of, on the ground floor - Entrance door through to the hallway with stairs leading to the first floor. Under stair storage cupboard. Lounge/Dining room with front facing window. Lounge is open plan to the dining area. Dining area has French doors to the rear gardens. Modern kitchen is fitted with floor and wall mounted units incorporating gas hob with double gas oven below and overhead chimney extractor fan. Under worktop fridge/freezer. Washing machine and space for dishwasher. First floor has top hallway with hatch to the attic space. There is access to two double bedrooms both of which have fitted wardrobes. There is a third bedroom. Modern shower room comprising of double shower cubicle and vanity unit housing the wash hand basin and WC. Gardens to the front are walled and chipped. Gardens to the rear are enclosed with decking, slabbed patio area and garden shed. The property benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer.

Ground Floor

Entrance Hallway

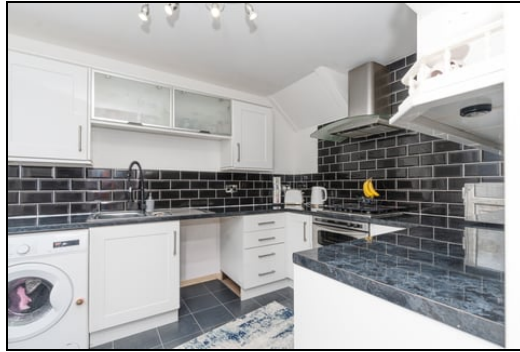


Lounge/Dining Room



3.3m x 6.4m (10' 10" x 21' 0")

Kitchen



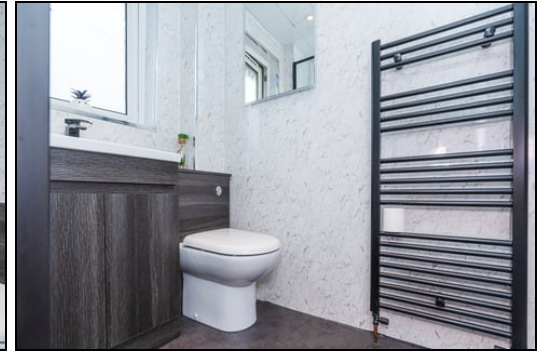
3.3m x 2.6m (10' 10" x 8' 6")

First Floor

Top Hallway



Shower Room



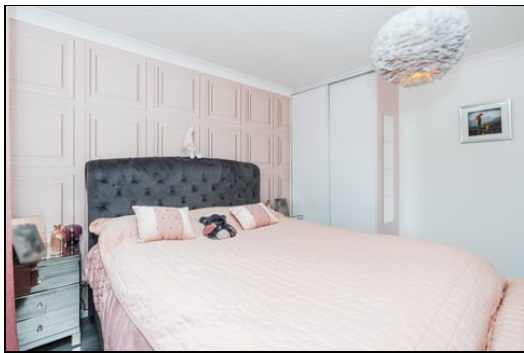
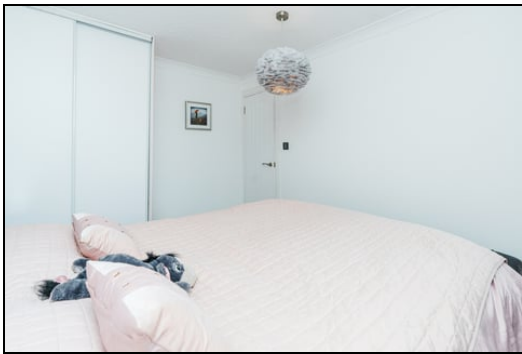
1.9m x 1.7m (6' 3" x 5' 7")

Bedroom



2.7m x 3.2m (8' 10" x 10' 6")

Bedroom



3.9m x 2.7m (12' 10" x 8' 10")

Bedroom



2.5m x 3.1m (8' 2" x 10' 2") at widest part

Gardens



Extras

All floor coverings. Gas hob, gas double oven and extractor fan. Fridge/freezer and washing machine. Garden 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.

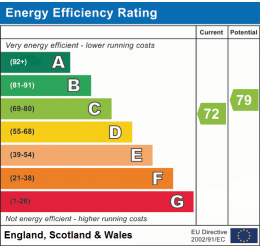
MORTGAGE & FINANCIAL ADVICE

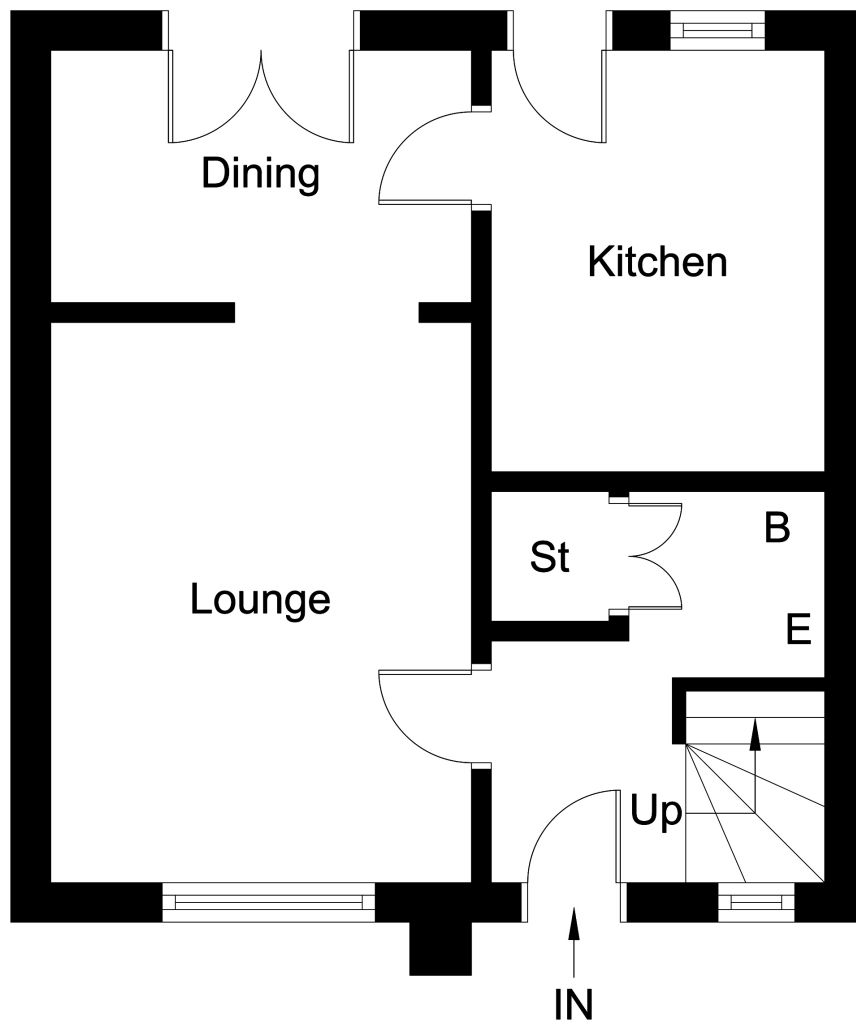
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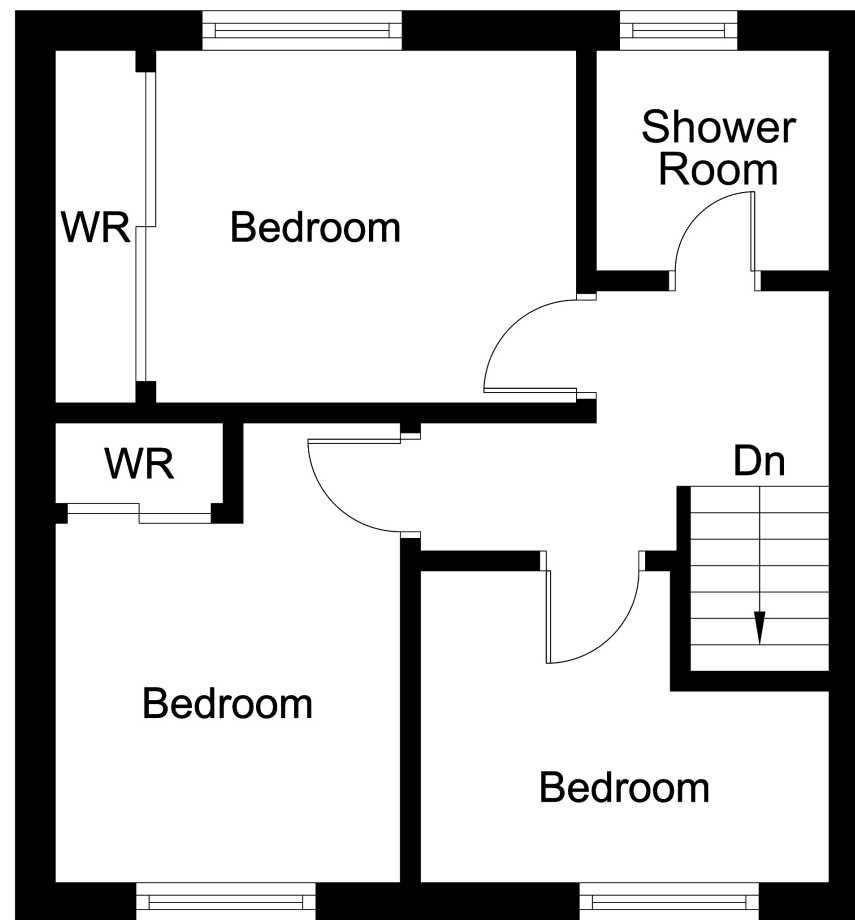
FREE VALUATION

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.





Ground Floor



First Floor