



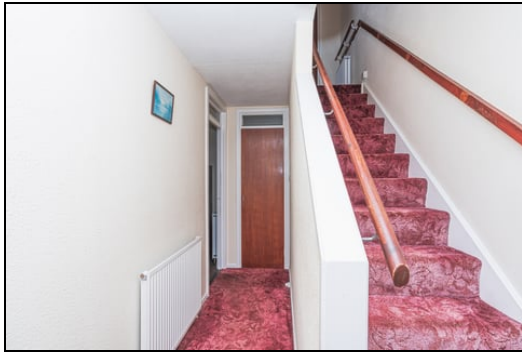
Offers Over £114,500
3 West Park, Lochgelly, Fife, KY5 9BS

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Delmor are pleased to be marketing this semi detached villa set in a popular location close to all local amenities and bus route. Lochgelly has a great range of facilities including shopping, schooling, Lochgelly golf course and Lochgelly Theatre of Performing Arts. 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 hallway with stairs leading to the first floor and under stairs storage. Spacious lounge with fire surround and inset fire. Kitchen with floor and wall mounted units incorporating slot in cooker and washing machine. Ample space for dining table and chairs. Downstairs toilet. First floor has top hallway giving access to two double bedrooms. Shower room comprising of shower cubicle, WC and wash hand basin. There is a garden to the front which is laid to lawn. Enclosed garden to the rear is mostly laid to lawn. Garden shed. 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.

Ground Floor

Entrance Hallway



3.65m x 1.93m (12' 0" x 6' 4")

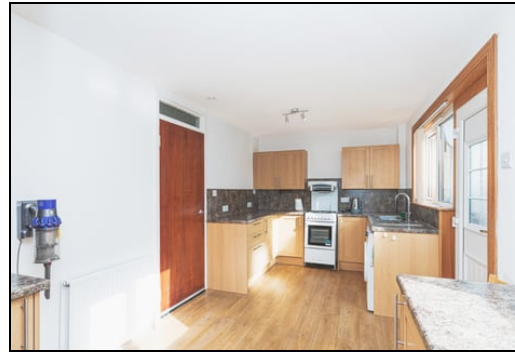
Lounge



4.42m x 3.99m (14' 6" x 13' 1")

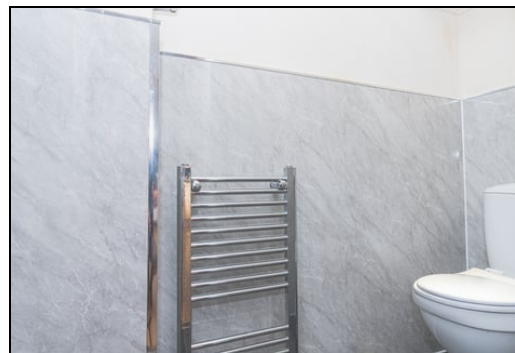


Kitchen



4.98m x 2.68m (16' 4" x 8' 10")

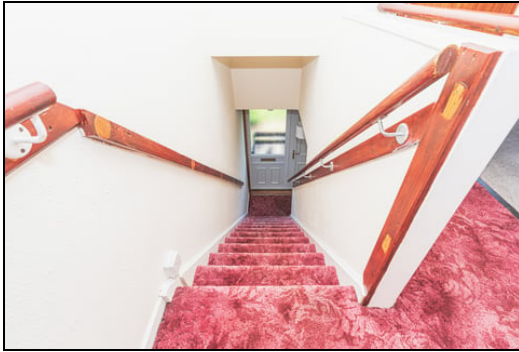
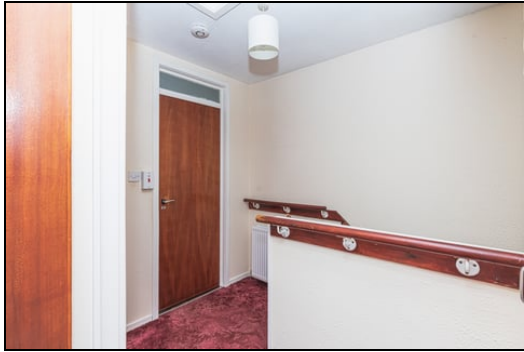
Toilet



2.41m x 0.90m (7' 11" x 2' 11")

First Floor

Top Hallway



Shower Room



1.89m x 1.70m (6' 2" x 5' 7")

Bedroom



4.0m x 2.76m (13' 1" x 9' 1")

Gardens



Bedroom



4.0m x 3.41m (13' 1" x 11' 2")



Extras

All floor coverings. Cooker, washing machine and tumble dryer. 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

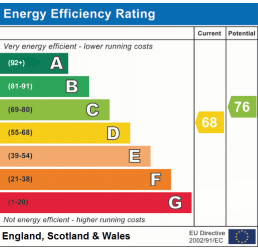
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

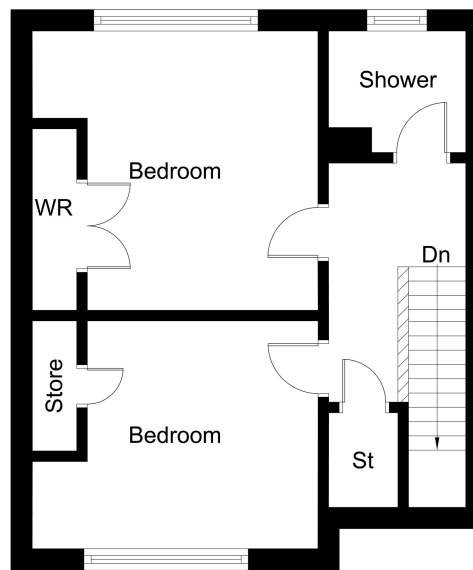
MORTGAGE & FINANCIAL ADVICE

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.

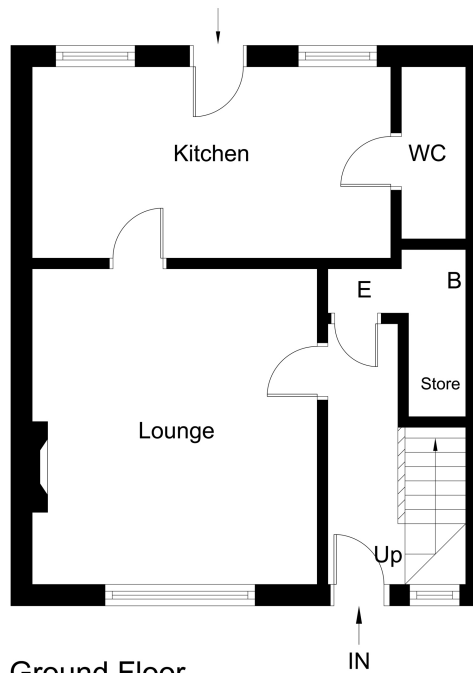
FREE VALUATION

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



Ground Floor