



**Offers Over £134,500**  
**112 Paul Street, Lochgelly, Fife, KY5 9AW**

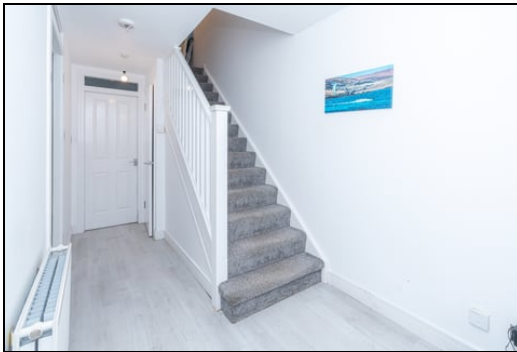
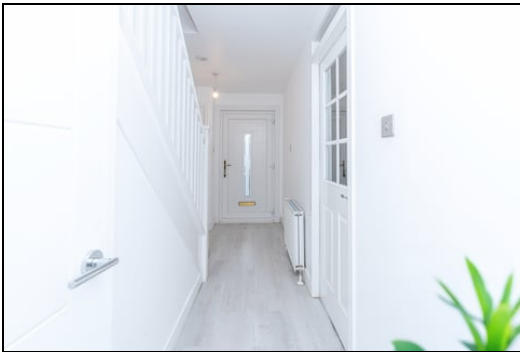


# 112 Paul Street, Lochgelly, Fife, KY5 9AW

Delmor are delighted to bring to the market this well presented semi detached villa set in a much sought after location. Lochgelly has a great range of amenities including shopping, Lochgelly Theatre of Performing Arts, schooling and Lochgelly Golf Club. 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 storage cupboard. Bright lounge with solid fuel burning stove. Modern kitchen with floor and wall mounted units incorporating induction hob with oven below. American style fridge/freezer, washer/dryer and dishwasher. Modern shower room comprising of shower cubicle, WC and vanity unit housing the wash hand basin. The first floor has a top hallway giving access to three double bedrooms. Toilet comprising of WC and wash hand basin. The front gardens are laid with chips and has a driveway to the side leading to the garage. The rear gardens are enclosed and mostly laid to lawn with slabbed patio area. Early viewing is highly recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance Hallway



### Lounge



4.65m x 3.75m (15' 3" x 12' 4")

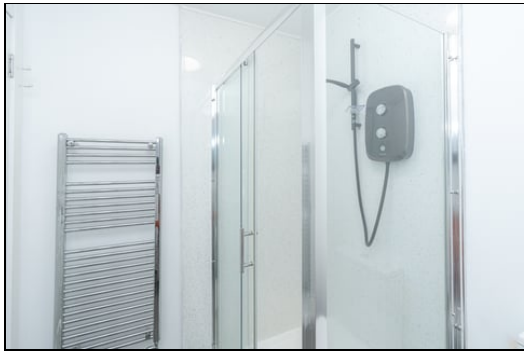


### Kitchen



4.67m x 2.67m (15' 4" x 8' 9")

Shower Room



1.94m x 1.71m (6' 4" x 5' 7")

First Floor

Top Hallway



Bedroom



4.59m x 2.7m (15' 1" x 8' 10")

Bedroom



3.78m x 2.99m (12' 5" x 9' 10")

Bedroom

3.05m x 2.72m (10' 0" x 8' 11")



### Toilet

2.03m x 0.56m (6' 8" x 1' 10")

### Gardens



### Extras

All floor coverings. Induction hob, electric oven and extractor fan. Fridge/freezer, dishwasher and washer/dryer.

### 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

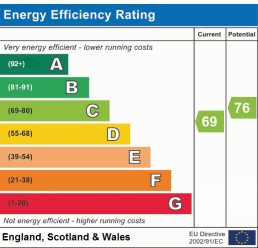
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

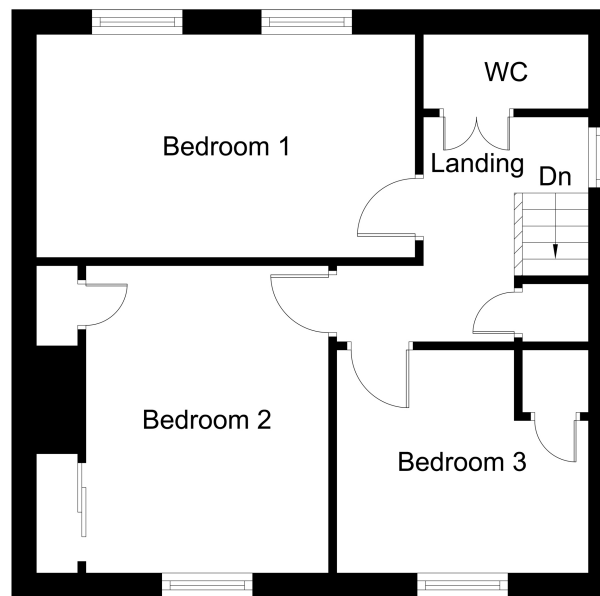
### MORTGAGE & FINANCIAL ADVICE

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.

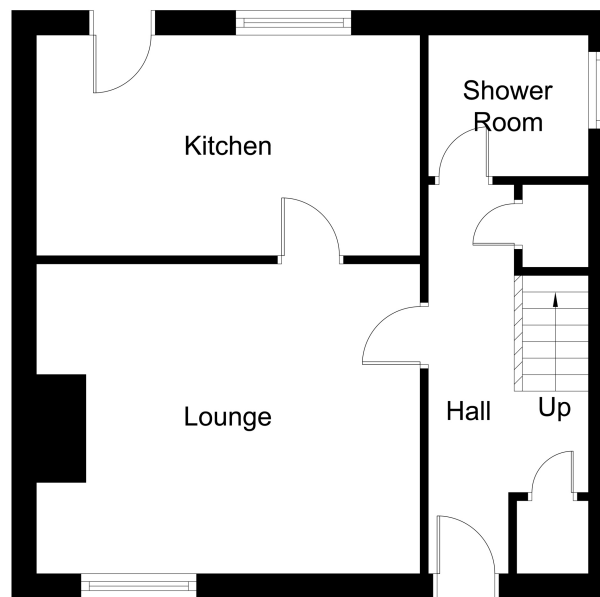
### FREE VALUATION

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

IN