



**Offers in Region of £115,000**  
**97 Balbedie Avenue, Lochore, Lochgelly, Fife, KY5 8HW**

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Delmor are delighted to introduce to the market this well presented end terraced villa set in a much sought after location. Lochore has shopping, schooling and has close links to the A92 for the commuter. Lochore Meadows Country Park is also close by. The accommodation briefly comprises of - Porch with entrance door through to the hallway with stairs leading to the first floor. Oak French doors leading into the bright lounge which has a wall mounted gas fire. Modern dining kitchen incorporating 5 burner gas range cooker with glass splashback and overhead chimney extractor fan. Washing machine, dishwasher, fridge, freezer and tumble dryer. Space for table and chairs. Modern bathroom comprising of corner jacuzzi shower cubicle. Bath with mixer hand shower. Vanity unit housing the wash hand basin. WC. First floor has three bedrooms all of which have fitted mirrored wardrobes. Attic store which is currently being utilised as a games room. Toilet with wash hand basin and WC. The front garden has driveway to the side leading to the garage. The rear gardens are enclosed and are mostly laid to lawn. Patio area. Garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the layout on offer.

## Ground Floor

### Porch

2.5m x 0.84m (8' 2" x 2' 9")

### Entrance Hallway



### Lounge



4.71m x 3.75m (15' 5" x 12' 4")

## Kitchen



4.73m x 2.67m (15' 6" x 8' 9")



## Bathroom



2.62m x 1.89m (8' 7" x 6' 2")

## First Floor



## Top Floor



## Bedroom



4.23m x 2.67m (13' 11" x 8' 9")



Bedroom

Bedroom



3.77m x 2.17m (12' 4" x 7' 1")



3.13m x 2.75m (10' 3" x 9' 0")



Toilet



1.21m x 0.78m (4' 0" x 2' 7")

## Attic Store



6.35m x 4.43m (20' 10" x 14' 6") - 2.97 (9' 9") shoulder height

## Gardens



## Extras

All floor coverings. Range cooker and extractor fan. Dishwasher, washing machine, freezer, fridge 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.

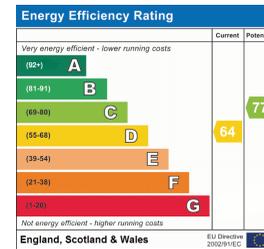


## MORTGAGE & FINANCIAL ADVICE

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.

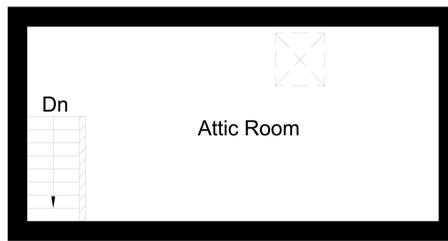


## MEASUREMENTS

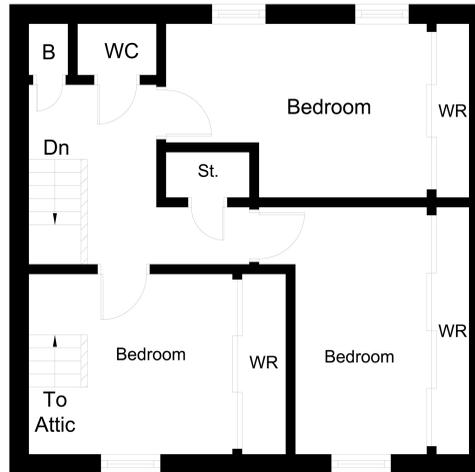
All measurements are approximate.

## APPLIANCES/SERVICES

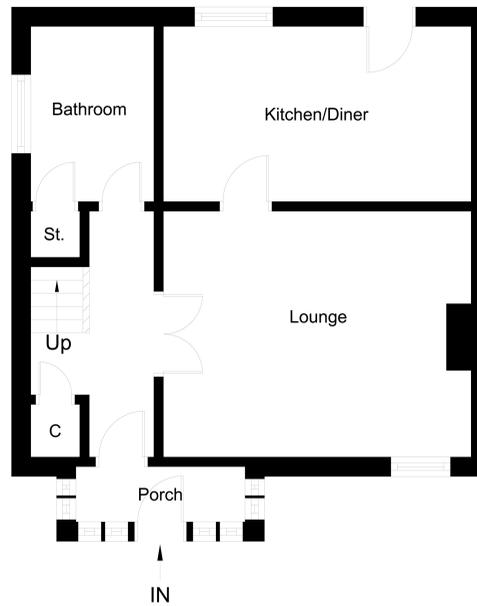
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.



Attic Floor



First Floor



Ground Floor