



ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

5 Erskine Street, Lochgelly, KY5 9BD
Offers Over £120,000



Well proportioned semi detached villa enjoying a pleasant location within this quiet street close to all local amenities. Entrance hall, Lounge, Lounge, Dining kitchen, Downstairs shower room, 3 Double Bedrooms, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Garage. Large driveway. Modern decor. Neatly presented. Well maintained. Superb family home. EPC - C. Council Tax - B. Freehold

LOCATION

Lochgelly town is to the east of Dunfermline. The town has local amenities and recreational facilities, including The Lochgelly Centre, a hub for the community, primary and secondary schooling, are within easy reach, as is the railway station. There are also good transport links making this an ideal location for commuters, with the A92 and M90 a short distance away. The towns of Cowdenbeath, Kirkcaldy and Dunfermline have extensive amenities and are within easy reach.

PROPERTY

- Entrance porch
- Hall
- Lounge
- Dining kitchen
- Downstairs shower room
- 3 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage
- Driveway

ACCOMMODATION

Entrance Porch

With door to hall.

Hall

With door to lounge and shower room. Stairs to upper level.

Lounge 4.55 m x 3.85 m / 14'11" x 12'8"

This is a well proportioned lounge. Patio doors lead to the kitchen. Front.

Dining Kitchen 4.54 m x 2.60 m / 14'11" x 8'6"

A good sized kitchen. Space for table and chairs. Door to garden. Rear.

Shower Room 1.61 m x 1.92 m / 5'3" x 6'4"

The shower room has been upgraded with a modern suite. Side.

Landing

With doors to 3 bedrooms and Shower room.

Bedroom 1 3.67 m x 2.69 m / 12'0" x 8'10"

A well proportioned double bedroom. Front.

Bedroom 2 4.60 m x 2.71 m / 15'1" x 8'11"

Another good sized double bedroom. Rear.

Bedroom 3 3.74 m x 2.79 m / 12'3" x 9'2"

The third bedroom is also of double proportions. Storage cupboard. Front.

Shower room 2 1.86 m x 0.69 m / 6'1" x 2'3"

This is a very handy addition to any family home. Mid

Garden

This property enjoys neatly presented areas of garden ground to the front and rear of the property, which are very low maintenance.

GARAGE/DRIVEWAY

There is a single garage with up'n'over door accessed via a good sized monoblock driveway.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

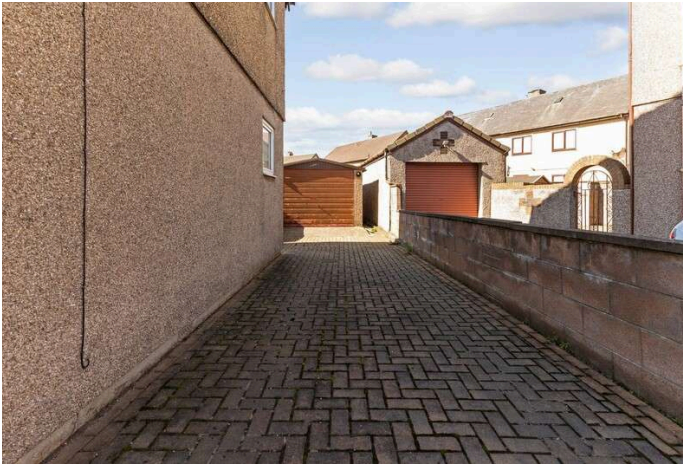
All the carpets and blinds are included in the sale price

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

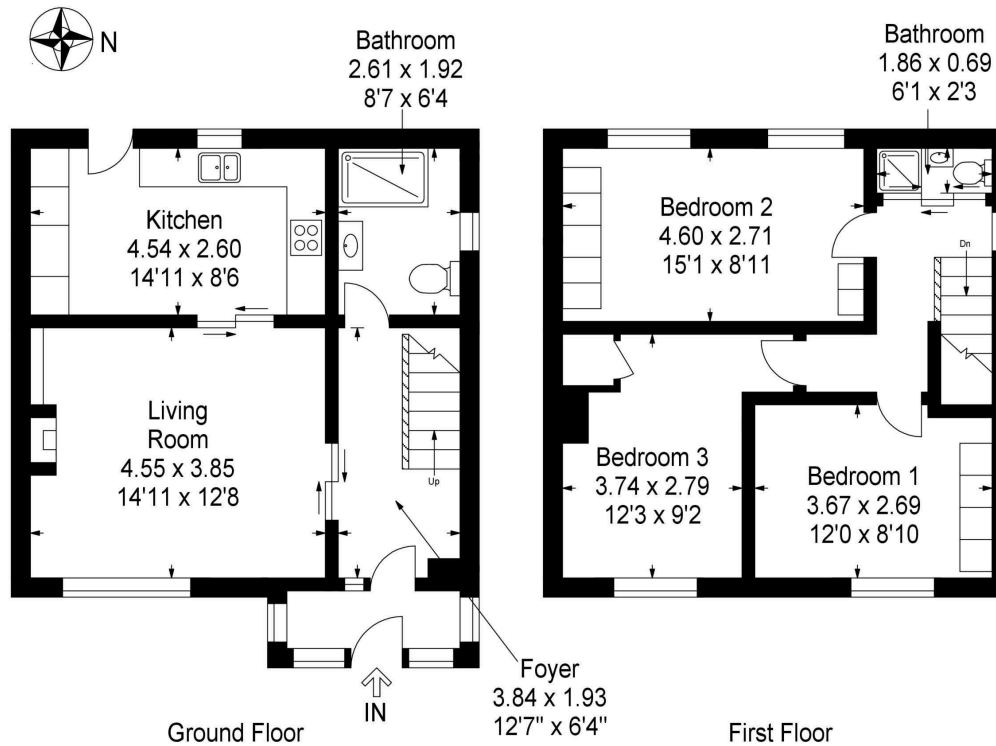
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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