



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Two-bedroom villa in need of
modernisation in a popular location*



An excellent opportunity has arisen to acquire this unique semi-detached house, well situated in the heart of Lochgelly. Viewing of this property is highly recommended.

THE LOUNGE



Internally the accommodation is in need of some modernisation, briefly comprising: ground floor: entrance hallway, lounge with large window letting in an abundance of light and a bright kitchen/dining with an integrated gas hob/electric oven with extractor fan and access to the rear garden through the rear door.

THE KITCHEN





Upstairs there are two good size bedrooms which include the impressive master bedroom with storage, a very attractive bathroom with a shower. There is ample storage throughout the upper floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2

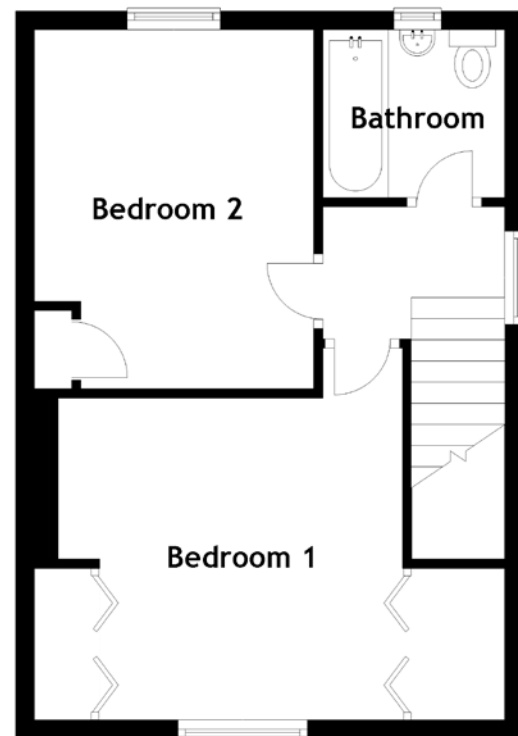
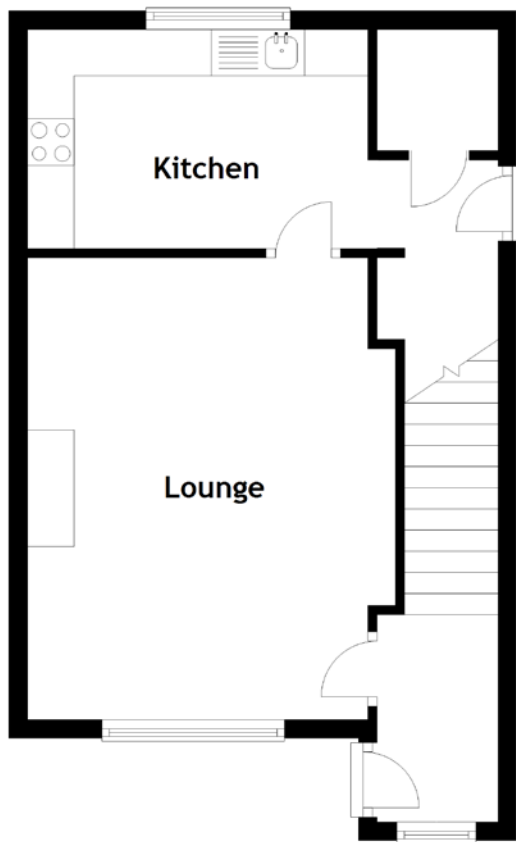


The property is set within good-sized garden grounds with the rear garden laid to stone chip and a small patio area. The driveway allows for off-street parking for up to two cars, and there is more than adequate unrestricted on-street parking to accommodate visitors. This property also benefits from gas central heating, full double glazing.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

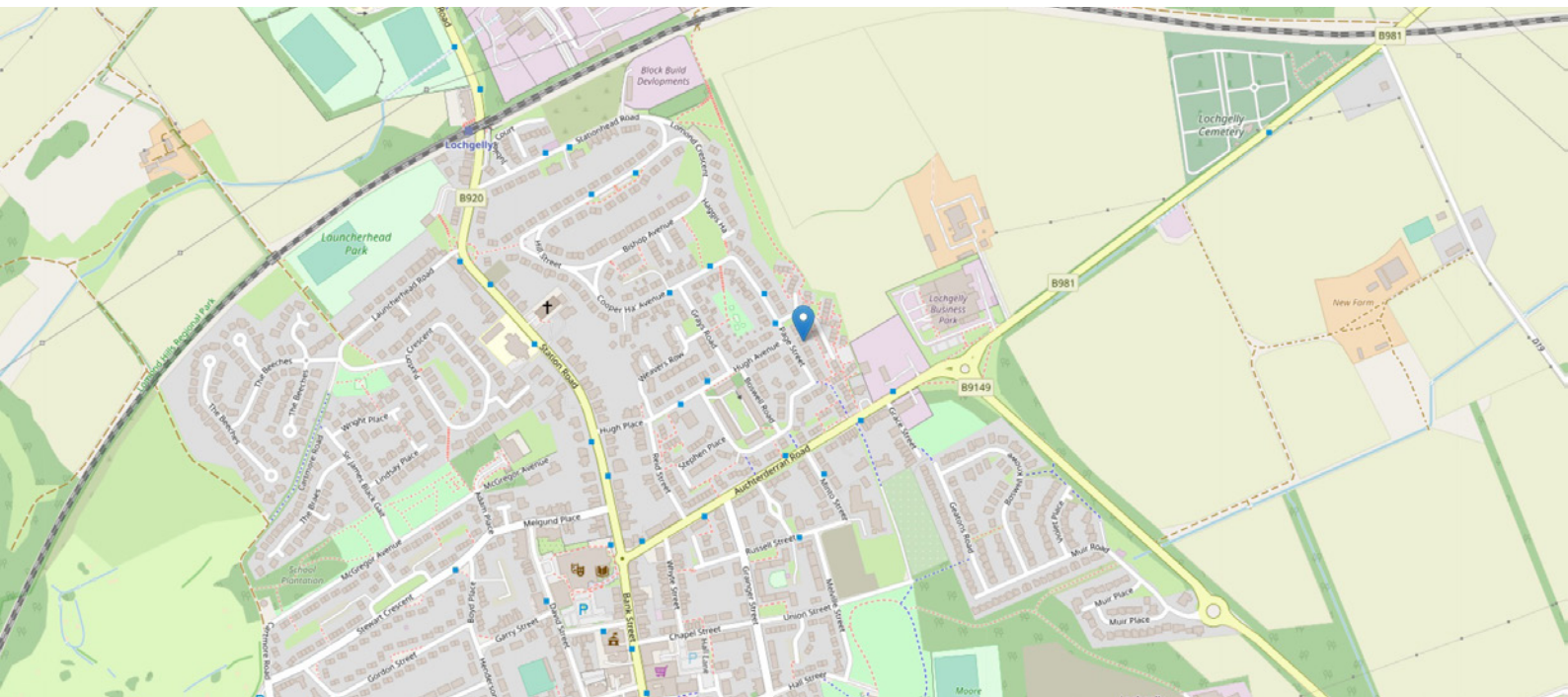
Lounge	4.95m (16'3") x 3.95m (13')
Kitchen	3.65m (12') x 2.35m (7'9")
Bedroom 1	3.70m (12'2") x 3.65m (12')
Bedroom 2	3.85m (12'8") x 3.00m (9'10")

Bathroom

1.95m (6'5") x 1.80m (5'11")

Gross internal floor area (m²): 69m²
EPC Rating: E

Buyer's Premium Value: £5000.00



THE LOCATION

Lochgelly lies a few miles north of the Forth Road Bridge with excellent commuter links to the motorway network. Lochgelly Railway Station provides quick and easy commuting access with direct lines to Edinburgh.





Within this area, there is a wide choice of local amenities including local schooling at both primary and secondary levels. There are good local amenities including shopping for everyday requirements along with banking and postal services. For a more extensive shopping trip, Dunfermline and Kirkcaldy are nearby.

For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with driving range, shooting, fishing and a variety of water sports. Dunfermline is home to the Fife Leisure Park that includes a multi-screen cinema, bowling alley, gym, garden centre, bingo hall and many restaurants.



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