

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Lawyers*



**5 Minto Street, Lochgelly, KY5 9DF**  
Offers Over £59,950





**Well proportioned first floor flat in popular residential area offering ideal starter accommodation. Private entrance stair, Hall, Lounge, Kitchen, 2 Double bedrooms, Shower room. Double glazing. Gas central heating (new boiler). Large floored attic. Shared driveway to area for off street parking. Private garden area to rear. Requires some modernisation and upgrading. Great potential. Buy to let opportunity. 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 - FIRST FLOOR FLAT

- Entrance stair
- Lounge
- Kitchen
- 2 Double bedrooms
- Shower room
- Double glazing
- Gas central heating (New boiler in May 2023)
- Private garden to rear
- Shared Driveway
- Off street parking
- Requires modernisation and upgrading
- Great potential
- Ideal starter Home

## ACCOMMODATION

### Mutual entrance stair

Stairs to upper level.

### Hall

With doors to lounge, kitchen, 2 bedrooms and bathroom.

### Lounge 4.20 m x 3.60 m / 13'9" x 11'10"

A good sized lounge. Front.

### Kitchen 3.90 m x 3.30 m / 12'10" x 10'10"

A well proportioned kitchen fitted with modern floor and wall units. Rear.

### Bedroom 1 3.20 m x 3.00 m / 10'6" x 9'10"

A good sized double bedroom enjoying the benefit of built in wardrobes with sliding mirror doors. Front.

### Bedroom 2 2.90 m x 2.70 m / 9'6" x 8'10"

Another bedroom of double proportions. Access to loft. Rear.

### Shower Room 2.20 m x 1.30 m / 7'3" x 4'3"

Rear.

### Attic 7.7 m x 5.9m / 25'3" x 19'4"

There is a large floored attic accessed from the 2nd bedroom via a loft ladder.

### Garden

There is a private area of garden ground to the rear of the property. Timber shed/workshop.

### DRIVEWAY

There is a shared driveway, which leads to the garden and an area of off street parking.

### HEATING

Gas central heating. Boiler was replaced in May 2023 and has a 10 year warranty.

### GLAZING

Double glazing.

### EXTRAS

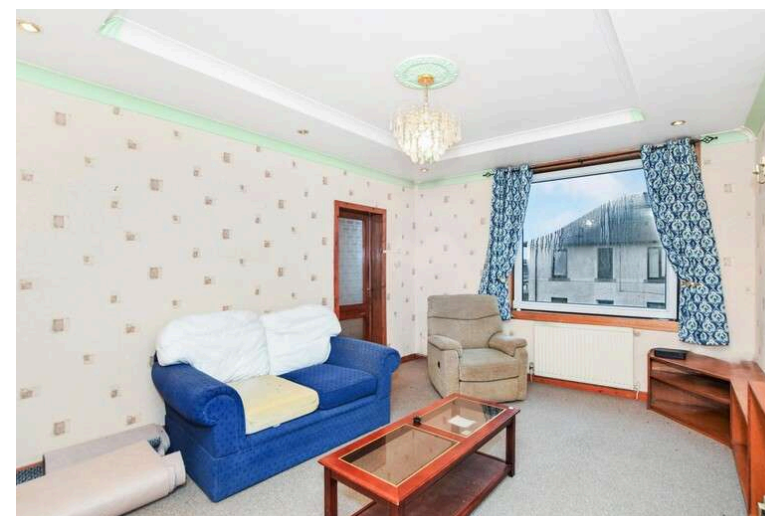
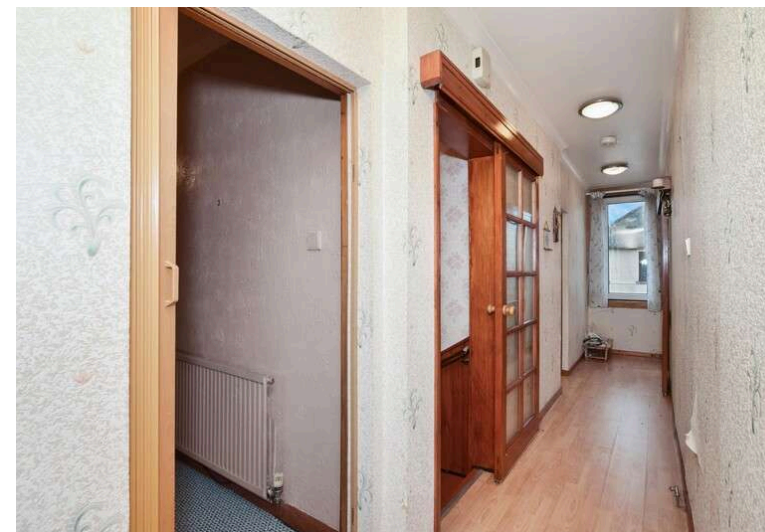
All carpets and blinds are included in the sale price.

### HOME REPORT

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

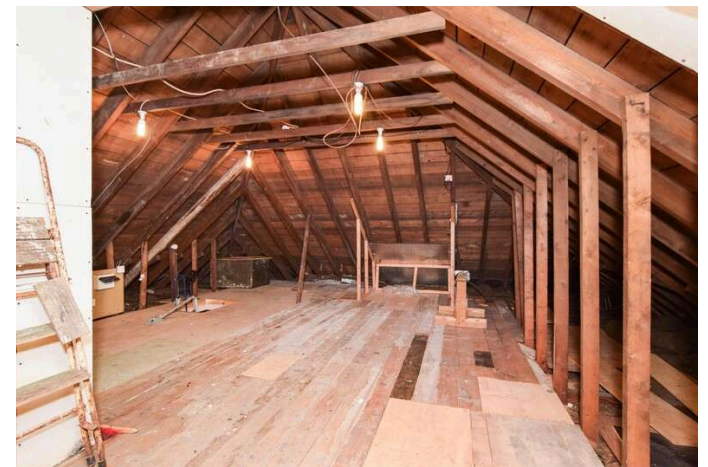
### SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees given.







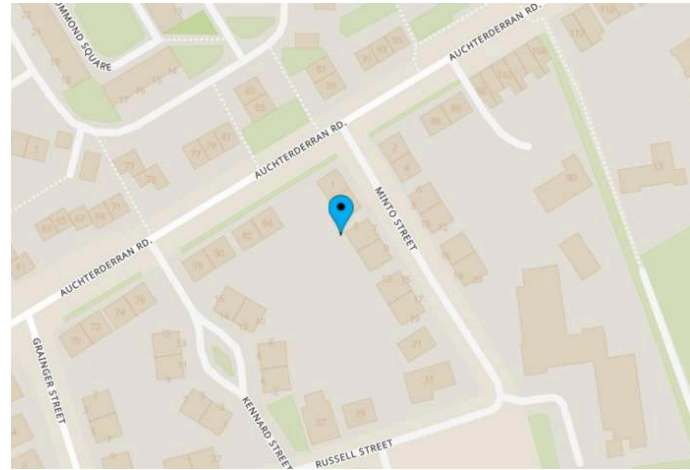












## VIEWING

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 Lee-Anne Smith at Ross & Connel on 01383 721156

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[www.rossconnel.co.uk](http://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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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 dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobe to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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