



62 PARK STREET
LOCHGELLY, KY5 9JU

£165,000
FREEHOLD

New Reduced Price a Beautiful & Spacious 3 Double Extended Traditional Semi Detached Villa with private garden & 4 Car Detached Garage/ Workshop. Award Winning Home Sweet Home Estate Agents Fife are delighted to present for sale an ideal family home close to schooling, shops, amenities, train station & excellent road network for the commuter. Comprising Three Double Bedrooms - Sitting Room - Large Dining/ Family Kitchen - Modern Wet Room/WC - Bathroom/WC. Benefitting from DG - GCH - EPC D. Externally private enclosed rear garden with south facing aspect & Detached 4 car garage/ workshop with electric door. Viewing Recommended. HOME REPORT £175,000.



home sweet home
estate agents
your local property experts

62 PARK STREET

• NEW REDUCED PRICE! EXTENDED TRADITIONAL SEMI
DETACHED COTTAGE • THREE DOUBLE
BEDROOMS • GENEROUS DINING/ FAMILY
KITCHEN • MODERN WET ROOM & BATHROOM • SITTING
ROOM WITH WOOD BURNING FIRE • DETACHED 4 CAR
GARAGE/ WORKSHOP • PRIVATE ENCLOSED GARDEN • DG-
GCH - EPC D • IDEAL FAMILY HOME • HOME REPORT
£175,000



FULL DESCRIPTION

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LOCATION

Popular Central Fife Town approximately 3 miles North of A92 for commuting with Fife Circle Railway Halt, Mainline Bus Route, Primary Schooling & Local Shopping. The property itself sitting in a lovely corner site adjacent to an open grass play area for children & open aspects over surrounding countryside.

ENTRANCE HALL

Freshly presented with high ceiling. Downlighting. Under stairs store cupboard. Air con. Wood floor.

SITTING ROOM

Good size public room linking with dining/ family kitchen. Feature wood burning fireplace. High corniced ceiling. Downlighting. DG window to rear. Store cupboard.

DINING/ FAMILY KITCHEN

generous & flexible room fitted with a range of modern wall & base cabinets, wipe clean worktop surface, inset Belfast sink, range cooker, washing machine, dishwasher & American fridge/ Freezer. Boiler housed. 2 DG windows to rear. Security door. Downlighting. Tiled floor & space for range of furniture. Air Con.

BEDROOM 1

Good size double bedroom. DG window to front. High coved ceiling. Air con. Fuse box/ meter housed. Downlighting.

WET ROOM/WC

Fully modernised to feature large shower area with waterfall shower & separate spray attachment. Semi pedestal wash hand basin. Low level wc. Wet wall splashback. Frost DG window. High coved ceiling. Downlighting. heated towel radiator. Store cupboard.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 2

Spacious second double bedroom. DG skylight window. Eaves storage. Air Con. Downlighting.

BEDROOM 3

Bright room. Eaves storage. Air Con. DG skylight window. Downlighting.

BATHROOM/WC

Comprising bath - wash hand basin - low level wc. Frost DG window. Tiled floor. Heated towel radiator.

DETACHED 4 CAR GARAGE/ WORKSHOP

Electric door opening to large internal space with power, independent fuse box, water supply. Space to provide parking for 4 cars. Rear access security door.

EXTERNAL

Private enclosed rear garden. Large decked terrace, lawn. Side garden with gate to front.

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Illustration For Identification Purposes Only. Not To Scale (ID1009350 / Ref:86129)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Home Sweet Home Estate Agents Fife
 Sales
 86 High Street
 Markinch
 Fife
 KY7 6DQ

01592 725370
 info@homesweethomemoves.co.uk
 www.homesweethomemoves.co.uk

