



54 Stewart Crescent, Lochgelly, KY5 9PQ
Offers In The Region £105,000

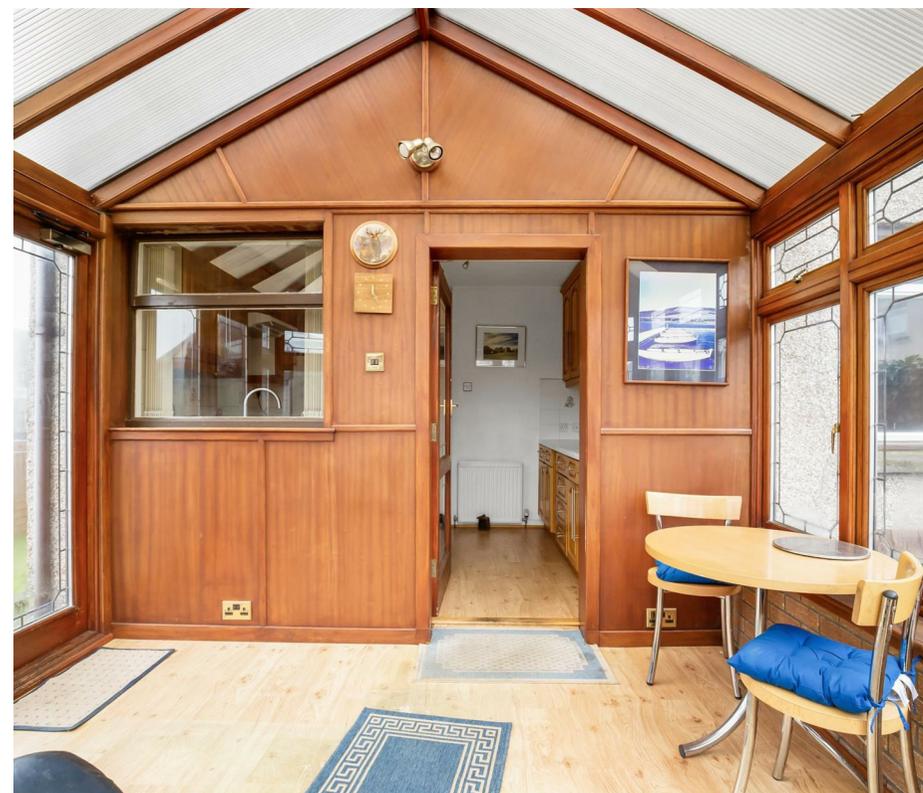






Spacious semi-detached villa situated in popular residential area of Lochgelly close to all amenities, schooling and transport links. The property would benefit from some cosmetic upgrading making an ideal family home or a starter project for first time buyers. The subjects are generous throughout and briefly comprise entrance porch and hallway with storage, lounge, dining room, kitchen and conservatory on the ground floor. On the upper level there are two bedrooms and a shower room. There is also a partially converted loft space formerly used as a playroom, TV room or studio with access to eaves storage. It may be possible to complete the conversion to add a third bedroom, subject to planning consents. There are gardens to the front and rear and a garden shed/workshop to the rear with light and power. The property is double glazed with gas central heating. The property includes two garages on adjacent land rented from Fife Council for a nominal fee. Transfer of the rental of the garage land will be subject to council approval. Early entry available.





LOCATION

Lochgelly town is to the east of Dunfermline. This property in Stewart Crescent is particularly well placed for nursery, primary and secondary schooling, and access to local facilities including The Lochgelly Centre, Golf Club, Bowling Club and local shops. There are also good transport links making this an ideal location for commuters, with the A92 and M90 a short distance away and Lochgelly railway station within easy reach. The towns of Cowdenbeath, Kirkcaldy and Dunfermline have extensive amenities and are within easy reach by car, bus or train.

EXTRAS INC IN SALE / AGENTS NOTE

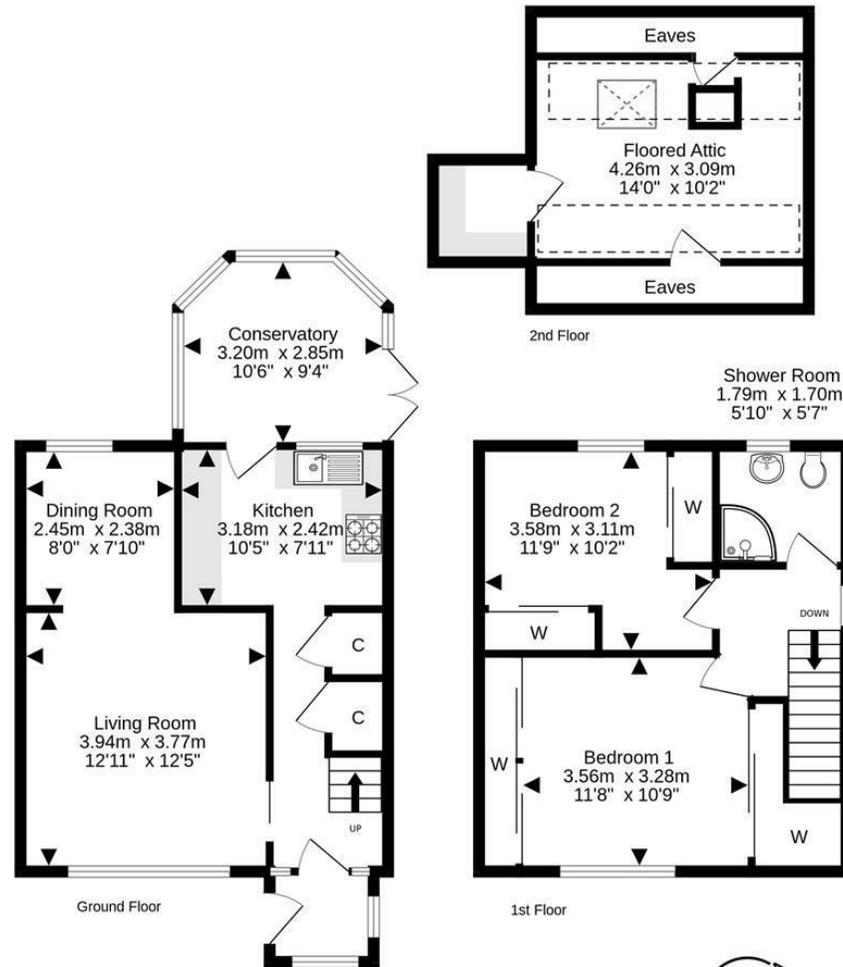
All floor coverings, blinds & curtains, bathroom fittings, light fittings, integrated and free standing appliances, garden shed and garages are included. The free-standing furniture, framed pictures, and any other contents, as seen in the property, are available by separate negotiation.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system, or appliances within the property. Any intending purchaser will require to accept the position as it exists.









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.