

Morgans

PROPERTY

42 Paul Street, Lochgelly, KY5 9AL

Offers Over £105,000







Excellent starter home or would suit a growing family. Upgrading required. Quietly positioned within popular residential estate with easy access to local schooling and all amenities. This three bed semi detached villa has private front, side and rear gardens briefly comprises entrance vestibule and stairwell, lounge, dining kitchen and bedroom on the ground floor. On the upper level two further good sized bedrooms and family bathroom with excellent storage and access to attic. The property is double glazed with gas central heating. Early entry available.





LOCATION

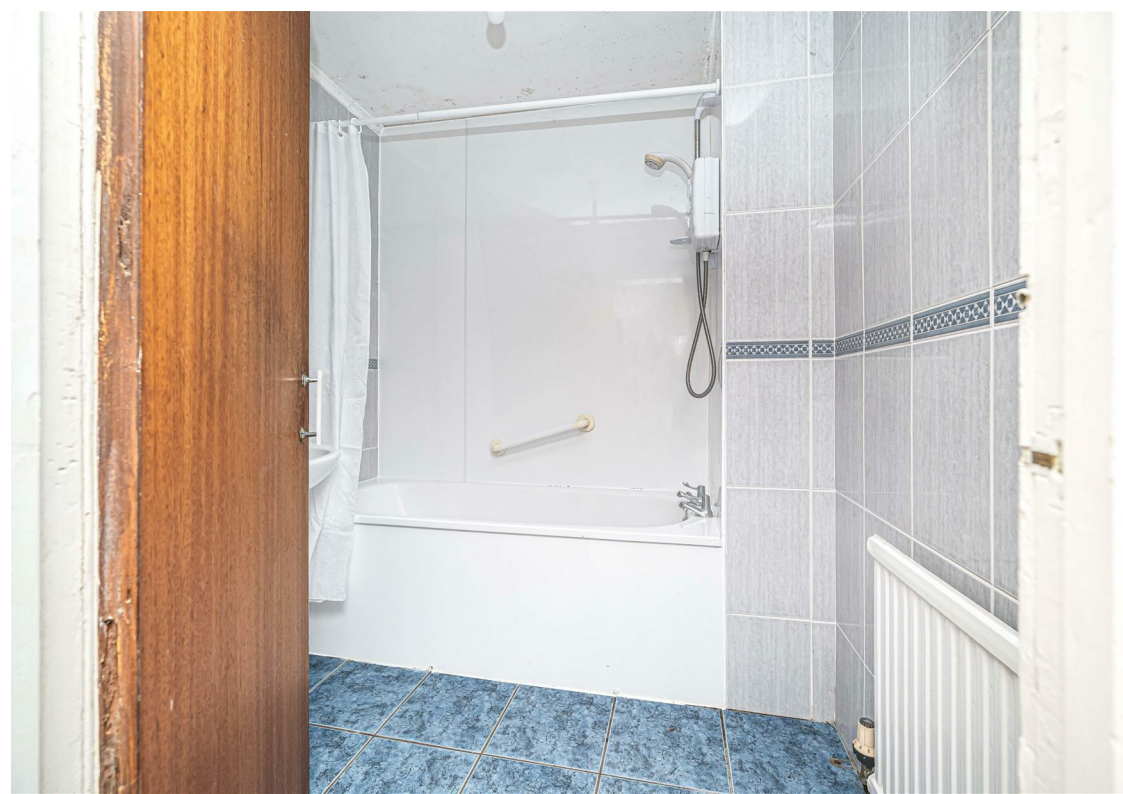
Lochgelly town is to the east of Dunfermline. The town has local amenities and recreational facilities, including The Lochgelly Centre, a hub for the community, primary and secondary schooling, are within easy reach, as is the railway station. There are also good transport links making this an ideal 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.

EXTRAS INC IN SALE / AGENTS NOTE

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.

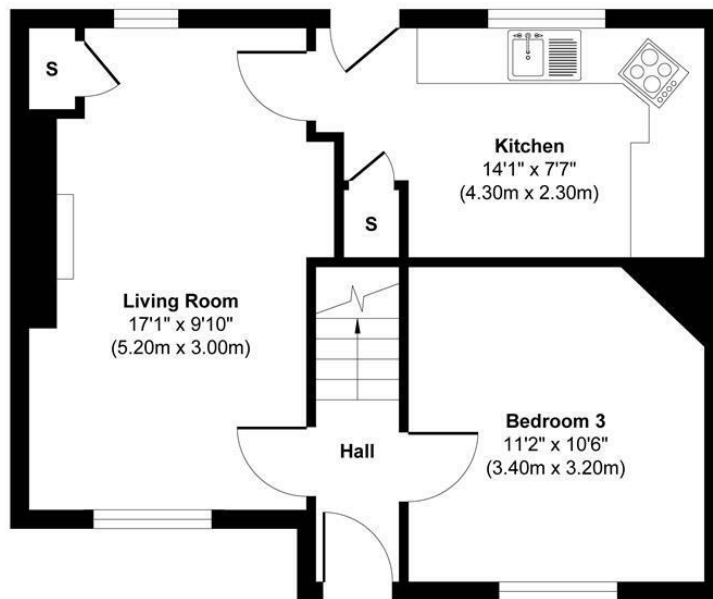
This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.



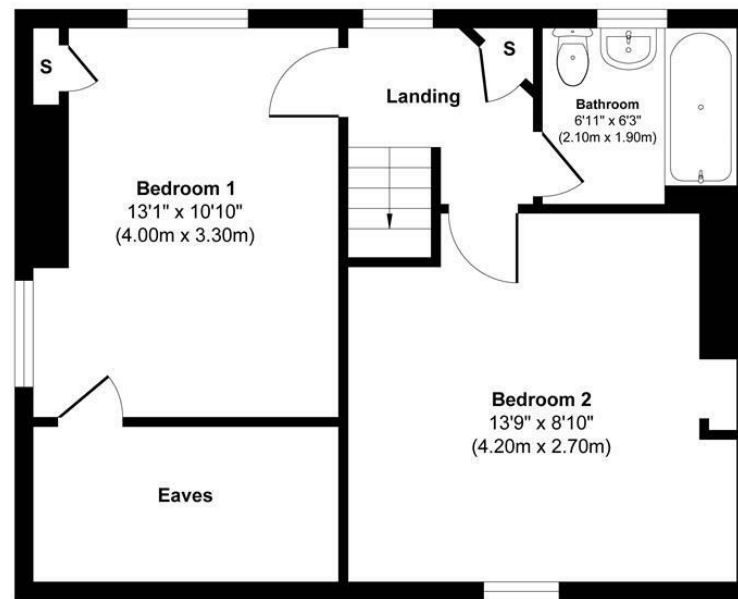








Ground Floor
Approximate Floor Area
443 sq. ft
(41.22 sq. m)



First Floor
Approximate Floor Area
488 sq. ft
(45.42 sq. m)



Approx. Gross Internal Floor Area 931 sq. ft / 86.64 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.