



Malcolm Jack
& Matheson

7 COOPER HA AVENUE,
LOCHGELLY, KY5 9DZ



OFFERS OVER
£120,000

**HIGHLY SOUGHT AFTER 3
BEDROOM SEMI-DETACHED
FAMILY HOME IN MOVE IN
CONDITION. LARGE ENCLOSED
REAR GARDEN. OPEN VIEWS TO
FRONT. DRIVEWAY.**

**HALL
LOUNGE
KITCHEN
DOWNSTAIRS SHOWER ROOM
3 DOUBLE BEDROOMS
LARGE ENCLOSED REAR
GARDEN
DRIVEWAY AND AMPLE ON
STREET PARKING
GCH & DG
EPC C**



SITUATION

Lochgelly is located to the east of Cowdenbeath and is well situated for easy access to the A92 and M90 motorway network, making it an ideal base for commuters traveling to Edinburgh, Perth, and beyond. The town offers a range of everyday amenities, including local shops, schools, and leisure facilities. Nearby, Dunfermline and Kirkcaldy provide excellent shopping, further education options, and additional services within a short drive.

PROPERTY

7 Cooper Ha Avenue offers a spacious three-bedroom semi-detached family home in move-in condition situated in a quiet estate, approximately 390 yards from Lochgelly railway station.

Internally, the property is in walk in condition, featuring modern and spacious living space comprising a generous lounge, a bright dining-kitchen with a door out to the garden, three bedrooms, a spacious shower room. The property boasts ample storage facilities including an attic

and benefits from gas central heating and double glazing throughout.

Externally the property has an area of lawn at the front and at the rear there is a large, enclosed garden. The rear garden has an area of patio ideal for garden furniture, and an area of lawn. There is also a garden shed and an area for storing bins.

There is a driveway that can house up to two cars.



ACCOMMODATION

ENTRANCE HALL 3.27m x 3.21m (10'9" x 10'6")

Carpeted staircase to upper level. Radiator. Two built in storage cupboards. Laminate flooring.

LOUNGE 6.66m x 3.23m (21'10" x 10'7")

Bright and spacious lounge with window to front. Additional window to rear. Two radiators. Telephone point. Laminate flooring.

KITCHEN / DINER 3.22m x 2.55m (10'7" x 8'4")

Fully fitted kitchen with window to side. Integrated gas hob, oven, sink and drainer. Boiler. Door to rear garden. Radiator. Wood effect vinyl flooring.

LANDING

Bright and spacious landing with window to front. Hatch to attic. Carpet.

BEDROOM ONE 4.66m x 2.67m (15'4" x 8'9")

Double bedroom. Window to side. Window to rear. Built in double wardrobe. Radiator. TV point. Carpet.

BEDROOM TWO 3.29m x 3.26m (10'10" x 10'8")

Double bedroom with two windows to the front. Built in single wardrobe. Radiator. Carpet.

BEDROOM THREE 3.30m x 3.24m (10'10" x 10'8")

Double bedroom with window to rear. Built in double wardrobe. Radiator. Carpet.

DOWNSTAIRS SHOWER ROOM 1.89m x 1.84m 6'2" x 6'

Modern white three-piece suite comprising walk in shower with electric shower, wash hand basin with storage underneath and W.C. Opaque window to side. Chrome heated towel rail. Laminate flooring.

GARDENS AND GROUNDS

There is an area of lawn at the front and at the rear there is a large, enclosed garden. The rear garden has an area of patio ideal for garden furniture, and an area of lawn. There is also a storage hut and an area for storing bins.

There is a driveway that can house up to two cars. In addition, there is ample street parking.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The storage hut is also included in the sale.

VIEWING

To view please contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

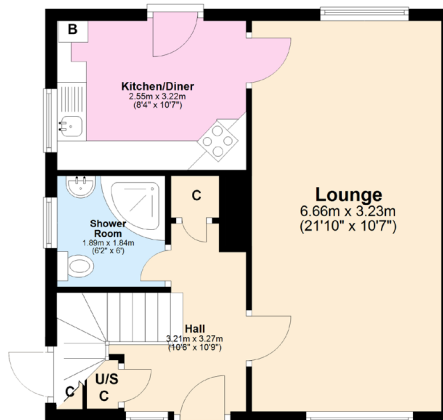
As this is an executry sale we have been unable to verify certain information. None of the services and or fittings and equipment have been tested, and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



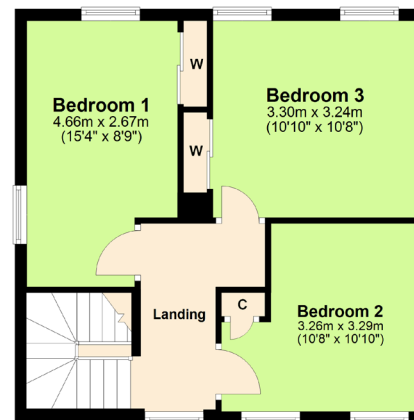
Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

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