



Morgans

PROPERTY

22 Sycamore Crescent, Lumphinnans, KY4 9HH

Offers over £134,950





Entrance Porch

Lounge/Diner

Kitchen

EPC Rating - D

2 Double Bedrooms

Bathroom (Shower)

Gardens



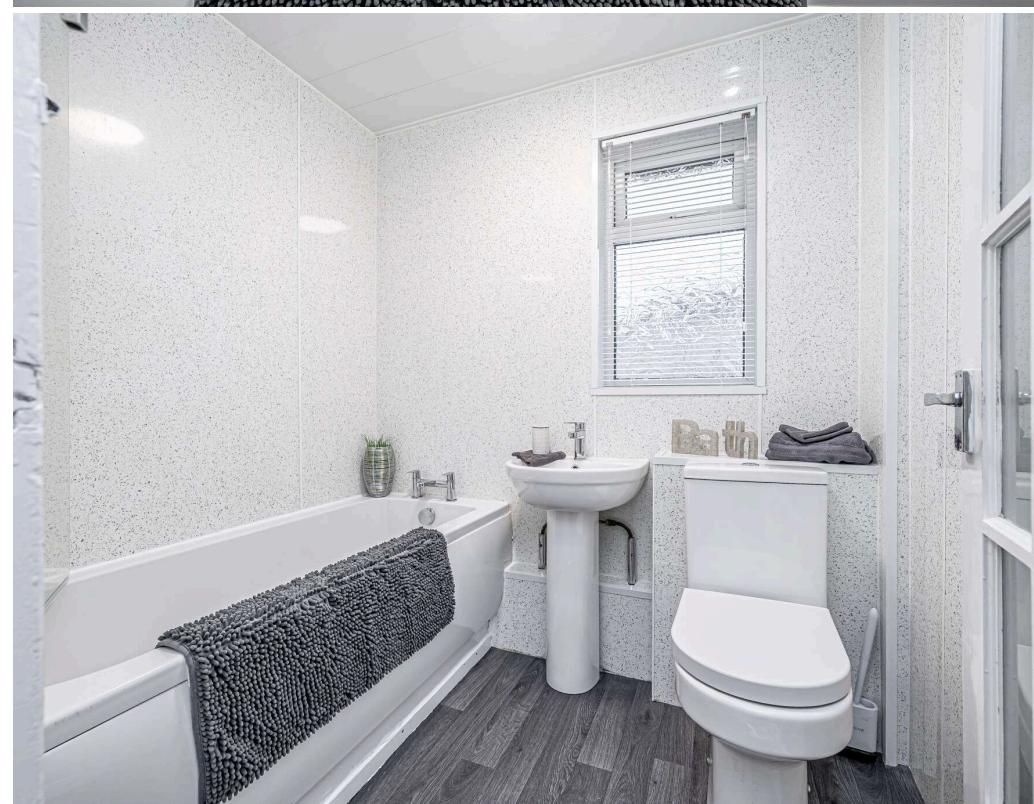


Welcome

DESCRIPTION

Early entry and keenly priced is this excellent starter home or would suit a growing family, young couples. The property is offered in nice condition and fresh throughout. It briefly comprises entrance porch, spacious lounge/diner with patio doors to gardens, kitchen with rear door. On the upper level there are two double bedrooms and stylish bathroom with overhead electric shower. The property has gardens to front and rear, with enclosed rear gardens with patio area. This provides a child and pet safe environment and they are easy to maintain. The subjects are double glazed with gas central heating.





EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.



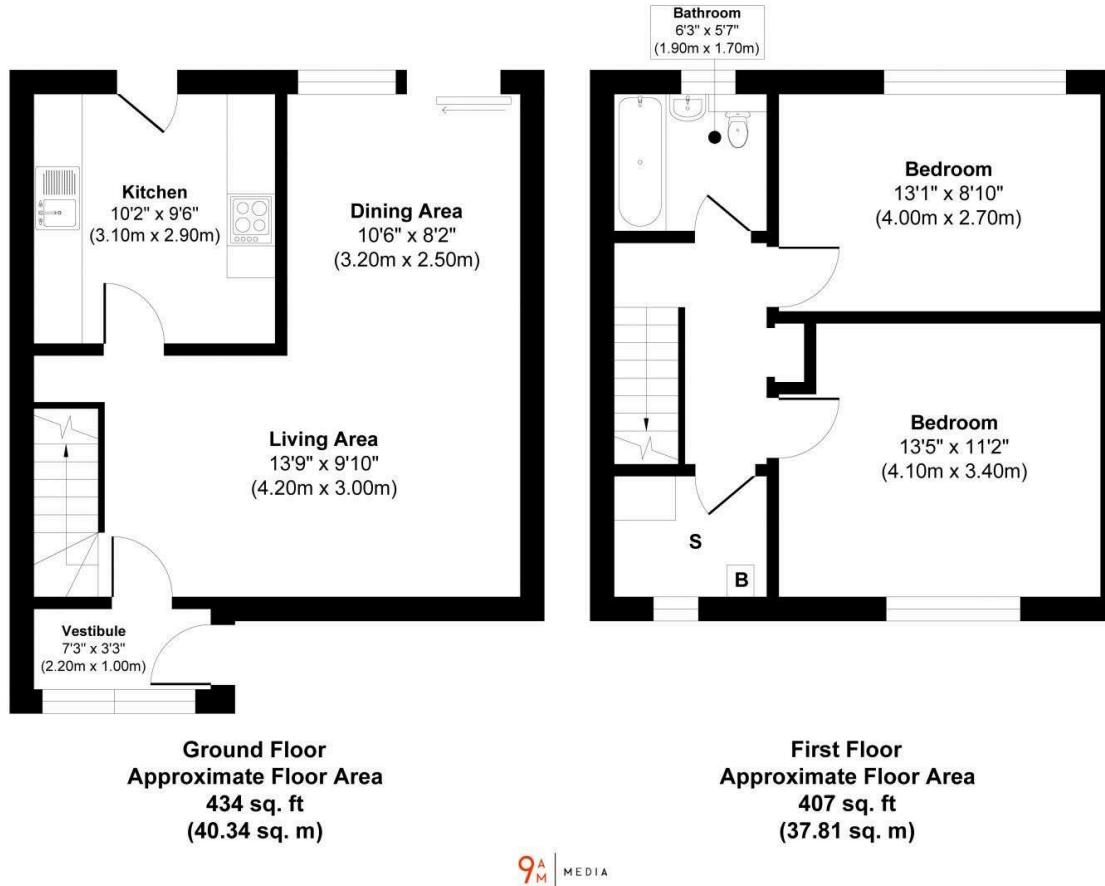
Lumphinnans

Lumphinnans is a small village placed between the larger towns of Cowdenbeath and Lochgelly in central Fife. Lumphinnans Primary School is situated on the Main Street and hosts community events in the evenings. There are local amenities available including the Bowling Club. The larger town of Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.



Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Approx. Gross Internal Floor Area 841 sq. ft / 78.15 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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