



**Morgans**

PROPERTY

53 Mckenzie Crescent, Lochgelly, KY5 9LT

Offers Over £260,000



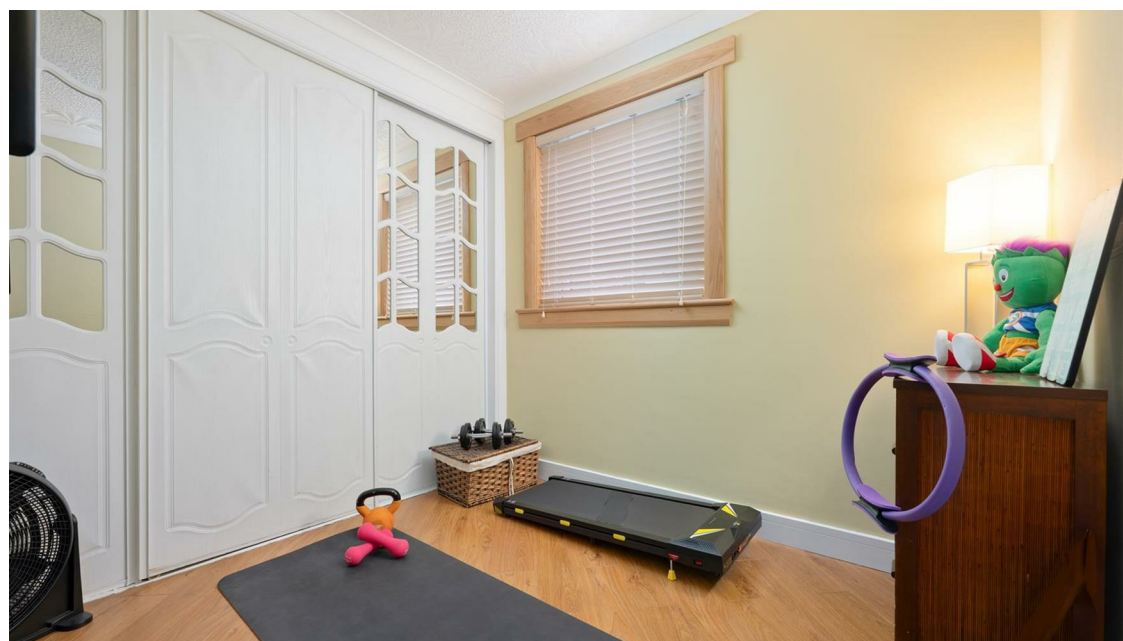








Situated on enviable corner plot is this excellent four bed family villa with generous gardens and grounds which are fully enclosed to the rear offering a child and pet safe environment with privacy. The gardens are easy to maintain with patio and seating areas, an idyllic haven and a great area for entertaining. The property is offered in lovely move in condition, beautifully presented with modern and stylish fixtures and fittings throughout. They briefly comprise entrance hall, lounge leading to separate dining room, newly fitted kitchen and double bedroom with en-suite facilities on the ground floor. On the upper level there are three further double bedrooms with stylish new family bathroom. The driveway gives access for several vehicles and leads to tandem detached garage. The property is double glazed with gas central heating.







## 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

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.













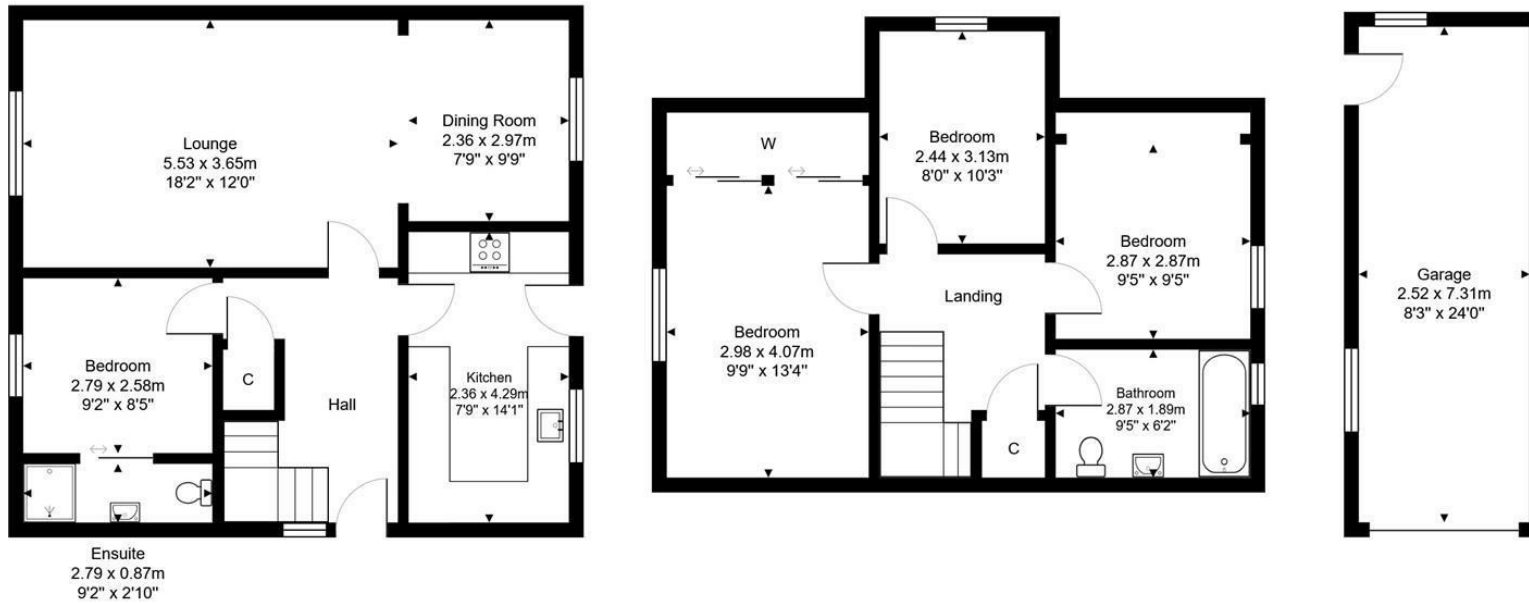


53 Mckenzie Crescent, Lochgelly, KY5 9LT



Total Area: 109.0 m<sup>2</sup> ... 1173 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com



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.