



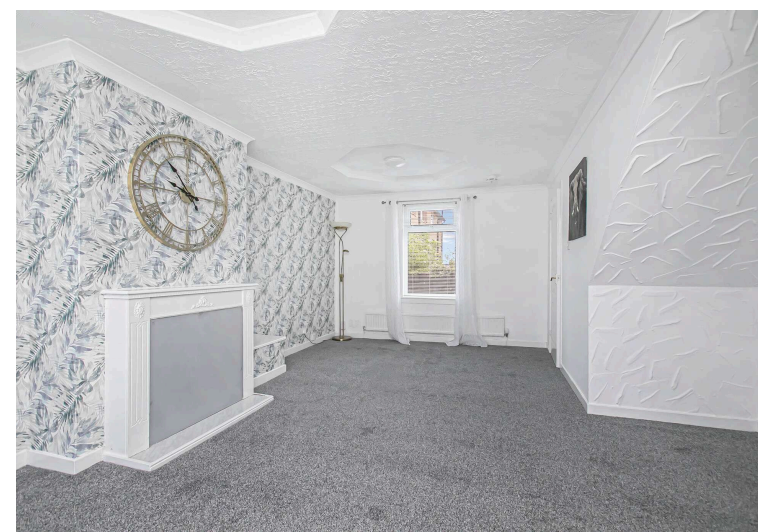
Morgans

PROPERTY

81 South Street, Lochgelly, KY5 9LB

Offers Over £110,000





Spacious mid terraced home



16ft principal bedroom



18ft living room with fireplace



Gardens front and rear



Generous 13ft kitchen



Family bathroom



EPC Rating -

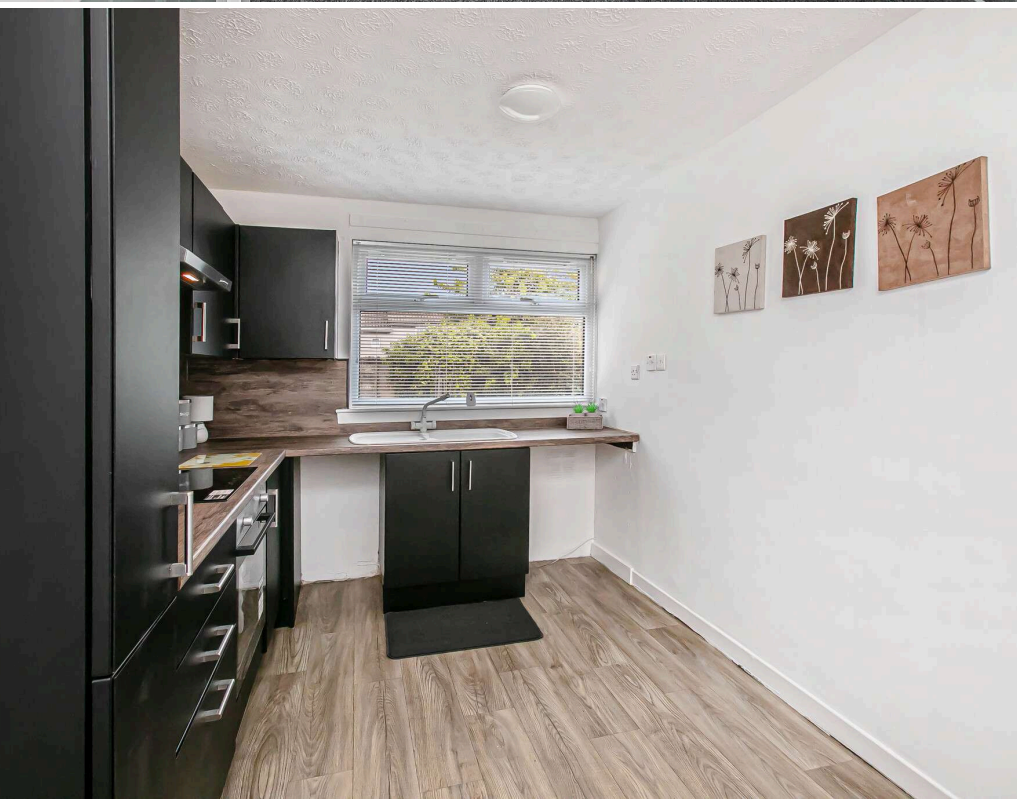


Council Tax Band -



## Welcome

A deceptively spacious two-bedroom mid terraced home offering nearly 860 square feet of well-proportioned accommodation across two floors in a convenient Lochgelly location near all local shops and amenities with a short distance to the rail halt. With impressive room sizes throughout this property offers outstanding value for first-time buyers, young families, or investors. The ground floor is centered around an 18-foot living room with a feature fireplace — a wonderfully generous and inviting everyday space. A well-proportioned 13-foot kitchen provides ample storage and worktop space for family use, whilst a useful store cupboard adds further practical appeal. Front and rear external access completes the ground-floor layout. Upstairs, two impressive double bedrooms are served by a family bathroom. The principal bedroom extends to over 16 feet, whilst the second bedroom is equally well-proportioned at over 11 feet. The gardens are private and easy to maintain providing a child and pet safe environment. There is parking bays to the side of the property and ample on street parking.





## **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.





## Lochgelly

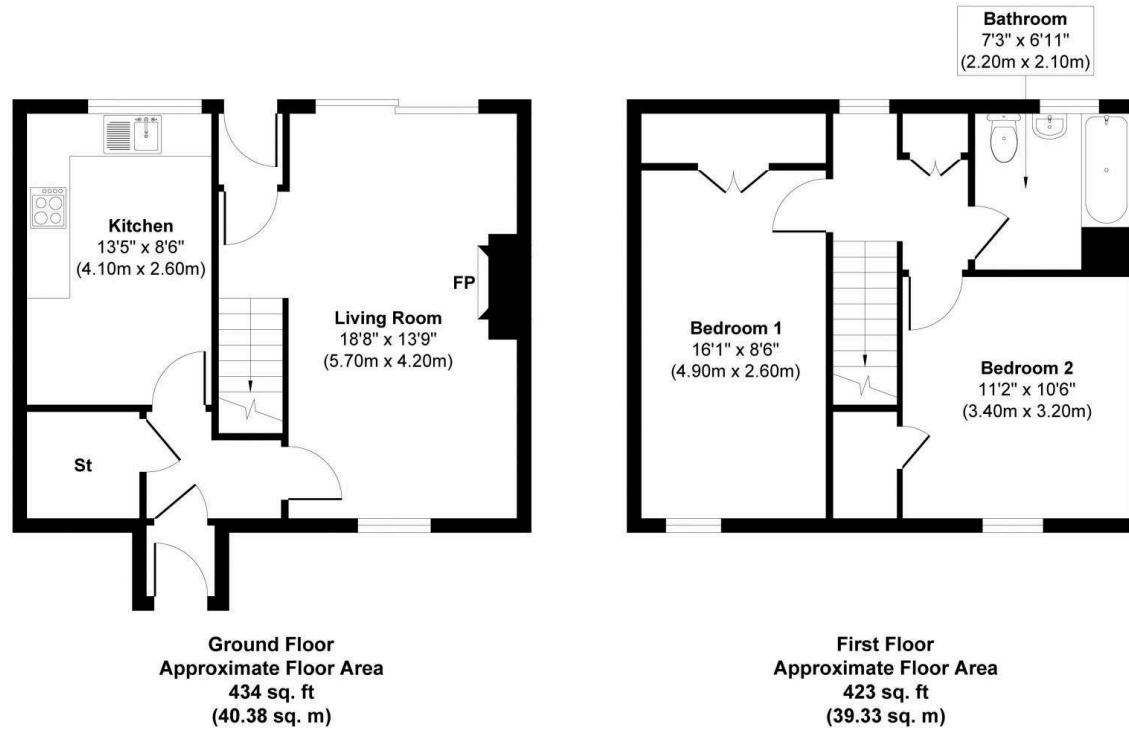
Lochgelly town is to the east of Dunfermline. The town has local amenities and recreational facilities, including The Lochgelly Centre, a hub for the community, primary and secondary schooling, are within easy reach, as is the railway station. There are also good transport links making this an ideal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

## Morgans Property Package

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



South Street, Lochgelly, KY5 9LB



Approx. Gross Internal Floor Area 857 sq. ft / 79.71 sq. m  
Illustration for identification purposes only. measurements approximate, not to scale. Copyright



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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.