



M o r g a n s

8 PAXTON CRESCENT  
LOCHGELLY, FIFE, KY5 9ET  
OFFERS IN THE REGION OF £100,000

## 8 PAXTON CRESCENT LOCHGELLY KY5 9ET

Keenly priced detached bungalow in quiet residential estate. The property requires cosmetic upgrading & would provide an ideal family home. Entrance vestibule, reception hall, storage, lounge leading to dining room & interconnecting door to kitchen; WC; family room or bedroom to the rear leading to conservatory & two further bedrooms one with double wardrobes & one with cupboard, modern bathroom with four piece bathroom suite. Partially floored attic with Ramsay ladder. A new boiler was fitted in 2013 & the property has DG. Private gardens, with tarmac drive for several vehicles leading to garage. EPC RATING D

### LOCATION

Primary and secondary schooling are close by as the Lochgelly Centre and railway station. Regular transportation is available into the nearby towns of Cowdenbeath, Dunfermline and Kirkcaldy where further extensive facilities can be found. The A92 is within easy reach linking directly to the M90 motorway making this area an ideal commuter base to Edinburgh and most parts of central Scotland either by rail or road.

### MEASUREMENTS

LOUNGE 15'2 X 15'1

DINING ROOM 9'11 X 9'8

KITCHEN 9'8 X 8'8

CONSERVATORY 11'8 X 10'9

FAMILY ROOM/BEDROOM 3 13'4 X 8'6

BEDROOM 1 11'1 X 8'2

BEDROOM 2 11'5 X 7'2

BATHROOM 9'0 X 6'1

### EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integral appliances, cooker and wardrobes.

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### VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

### TRAVEL DIRECTIONS

On entering Lochgelly proceed to the mini roundabout and take the second exit into Station Road, heading for the train station, at the curve at the bottom of the road turn left and then left again into Paxton Crescent where the property is situated on the right hand side as signposted.

### 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 on 01383 620222.

### AGENTS NOTE

This property is being sold 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 since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

*Morgans*

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS  
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE  
TEL: 01383 620222  
WWW.MORGANLAW.CO.UK

