



M o r g a n s

13 Durward Street
Lochore, KY5 8EE
Offers in the region of £125,000



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Lochore
KY5 8EE

Excellent opportunity to acquire this deceptively spacious semi detached bungalow which has been extended to the upper level making this an excellent family home. The subjects provide flexible accommodation, comprising: entrance vestibule, hallway, lounge, kitchen leading to dining room and patio doors to gardens, two double bedrooms and four piece bathroom. On the upper level a further double bedroom with excellent storage facilities and w.c. facilities. There are private gardens to the front and rear with driveway giving access for several vehicles. Large timber shed/workshop. Early entry available. EPC RATING



LOCATION

Lochore is a small village offering a good range of local amenities and is just off the A92 motorway. Lochore Meadows Country Park offers a wide variety of leisure pursuits and a nine hole Golf Course and Loch. The larger village of Lochgelly is nearby with ample amenities, train station and schooling. The villages provide an ideal commuter base to the major motorway network leading to Edinburgh in the south and Perth to the north.

MEASUREMENTS

LOUNGE 15'1 X 11'2

KITCHEN 12'2 X 9'2

DINING ROOM 10'10 X 9'2

BEDROOM 1 17'9 X 14'1

WC 9'10 X 7'10

BEDROOM 2 14'1 X 10'10

BEDROOM 3 11'2 X 9'6

BATHROOM 9'2 X 6'7

EAVES STORAGE 26'11 X 7'3

SHED 31'2 X 9'6

EXTRAS INC. IN SALE

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

VIEWINGS

Viewings by appointment via Morgans on 01383 620222

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TRAVEL DIRECTIONS

From Dunfermline head east over the M90 motorway on the A92 turning off at the second main junction heading into Lochgelly. Follow the sign for the Town Centre, at the mini roundabout take the second exit on the right heading towards Ballingry. Travel on the B920 from Crosshill leading to Lochore. On entering the village take the left turn into Abbotsford Road, then left into Durward Street where the property is signposted on the right.

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.

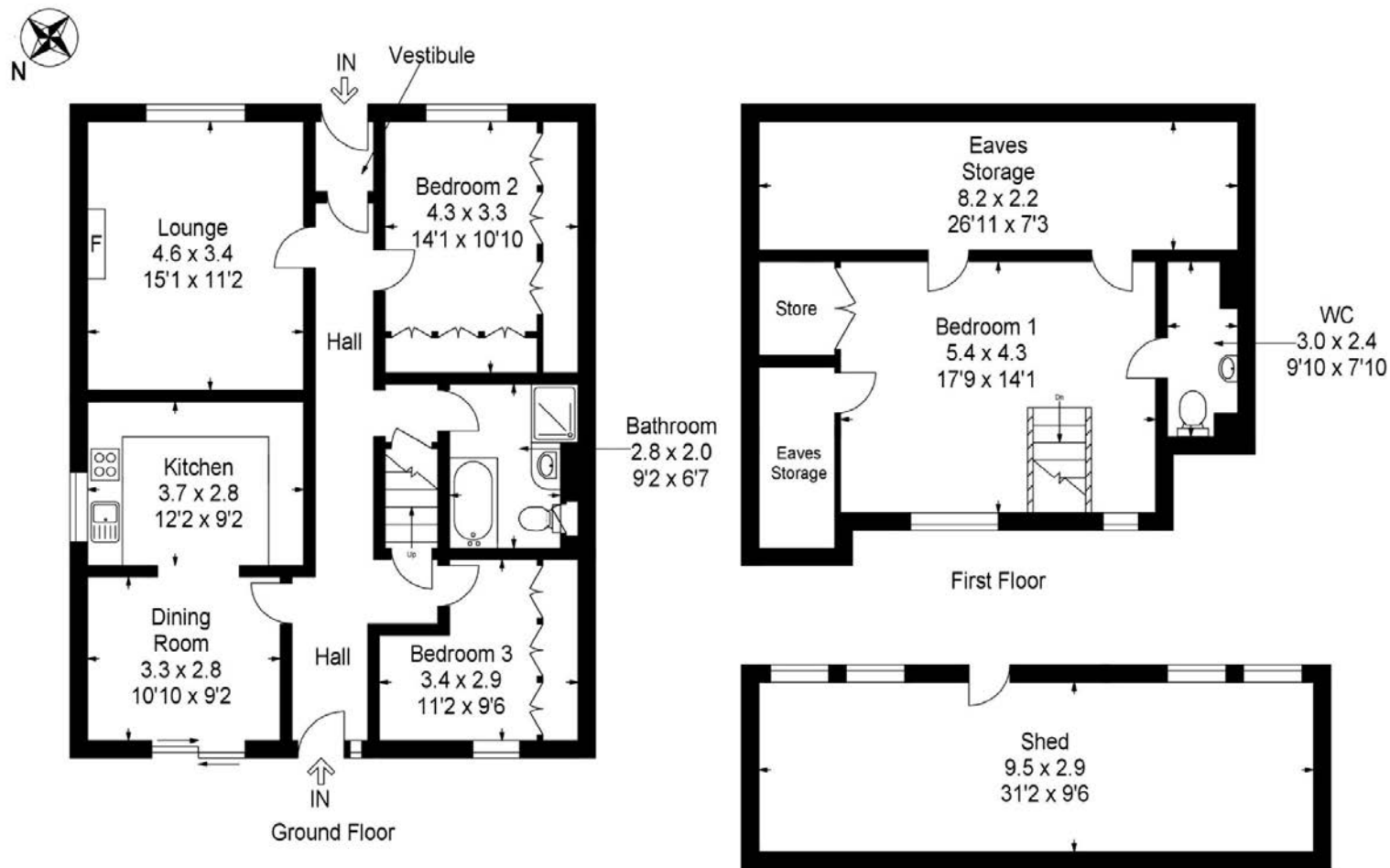
AGENTS NOTE

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.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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

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