



Morgans

PROPERTY

20 Gordon Street, Lochgelly, KY5 9PJ

Offers Over £145,000





Two-bedroom semi detached home



First floor bathroom



Lounge dining area



Two double bedrooms



Fitted kitchen



Outbuilding/bar in garden



EPC Rating -



Council Tax Band -





Welcome

This two-bedroom semi detached home offers well-proportioned accommodation over two floors, suitable for a first-time buyers, couples and small families. The ground floor provides a large living room extending to over 18 feet and a fitted kitchen with a useful storage cupboard. The first floor comprises two double bedrooms and a bathroom with overhead shower. Both bedrooms are of a good size with built-in wardrobe storage, and a boxroom on this level provides further practical space. A notable feature of the property is a separate outbuilding in the garden, currently fitted as a bar — a fun and versatile space that could equally serve as a home office, hobby room, or additional storage, subject to requirements. The gardens are easy to maintain with driveway for several vehicles and hardstanding for a garage to be built on. Ample visitors parking. Situated in Lochgelly, KY5 9PJ, the property is within easy reach of local amenities and transport links.



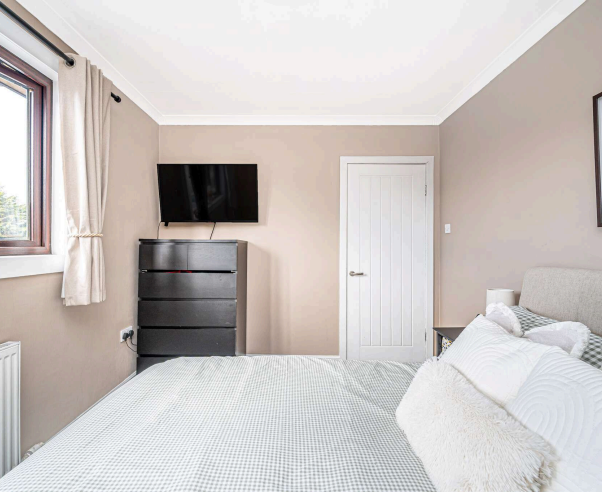


EXTRAS INC. IN SALE/AGENTS NOTE

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.



Approx. Gross Internal Floor Area 801 sq. ft / 74.44 sq. m (Including Outbuilding/Bar)

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



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.