



**Happylands View, Lochgelly**  
**Offers over £179,995**

# Happylands View, Lochgelly

Happiness Comes In Abundance With This 2 Bedroom Semi Detached Bungalow Built By Easy Living Developments in 2019. Happylands View Comes With A Large Driveway For 4/5 Cars and is based in A Quiet Cul-De- Sac Setting In The Sought After Area Of Lochgelly, Fife!

Allan England's Award Winning Team at First For Homes are proud to present to the market this beautiful 2-bedroom semi detached bungalow situated within the popular area of Lochgelly, Fife. This delightful property boasts solid oak finishes throughout and comprises: entrance hall, beautiful lounge with patio doors leading to the easily maintained rear garden grounds, stunning kitchen boasting integrated 'Neff' appliances and breakfasting table, 2 generous bedrooms with storage cupboards and beautiful shower room.

Externally, there is a large driveway for 4-5 cars and easily maintained garden grounds to the rear with outbuilding which is currently used as a bar/games room with working electrics for those family nights together.

Call us to arrange a viewing and ensure you don't miss out!

HOME REPORT VALUE - £190,000

EPC RATING - B

COUNCIL TAX BAND - C

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The popular residential area of Lochgelly is convenient for local amenities such as banking, schools, The Lochgelly Centre, golf course and a variety of local shops. For the commuter, it boasts its' own Train Station and the area also benefits from easy access to the A92 giving swift access to all major local Towns and Edinburgh.





**SITUATION – Lochgelly**

**ENTRANCE HALLWAY**

**LOUNGE**

14'3" x 9'10" (approx) (4.35m x 3.00m (approx))

**KITCHEN**

10'5" x 8'0" (approx) (3.20m x 2.46m (approx))

**BEDROOM 1**

11'5" x 10'2" (approx) (3.48m x 3.12m (approx))

**BEDROOM 2**

11'8" x 7'7" (approx) (3.56m x 2.32m (approx))

**SHOWER ROOM**

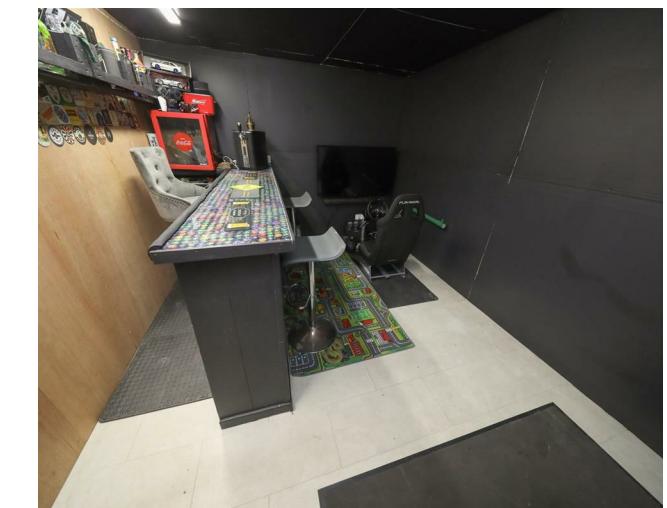
6'8" x 6'4" (approx) (2.04m x 1.94m (approx))

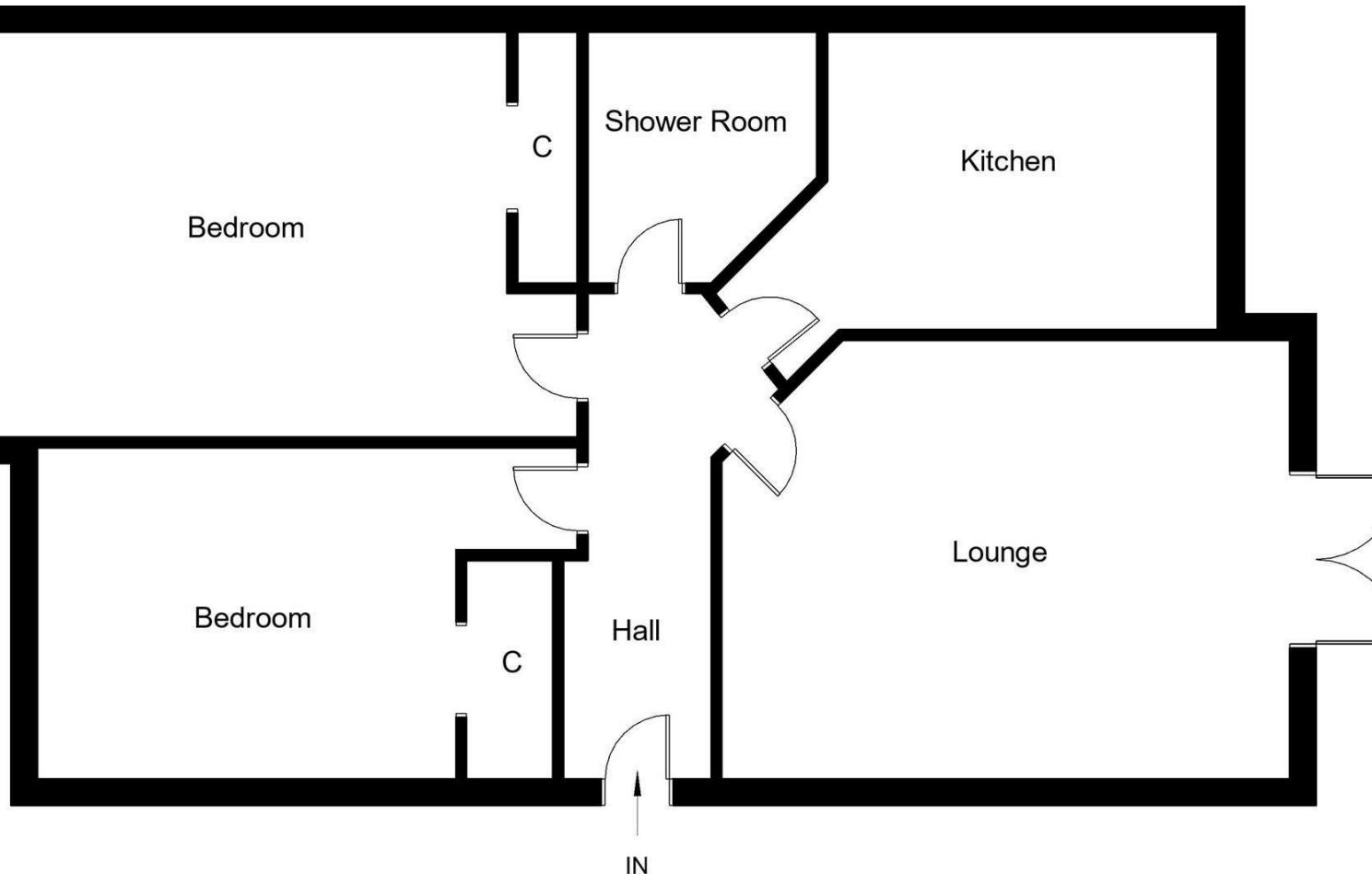
**OUTBUILDING/BAR/GAMES ROOM**

12'7" x 9'3" (approx) (3.85m x 2.83m (approx))

**LARGE DRIVEWAY FOR 4/5 CARS**

**INFORMATION**





## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

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