



Hill Street, Lochgelly
Offers over £104,995

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Welcome to Hill Street, A Lovely 2-Bed Semi-Detached Villa, With Timber Garage & 2/3 Car Driveway, Situated Within A Desirable Area of Lochgelly!

Allan England's award-winning team at first for homes are proud to welcome to the market this lovely, 2-Bed Semi-Detached Villa situated within a desirable area of Lochgelly. The property forms an ideal first-time purchase, buyers looking to downsize or buy-to-let investment, offering bright and spacious accommodation comprising: entrance hallway, warm and inviting lounge with bay windows, well appointed kitchen with access to small rear porch and cloaks/WC. Stairs to the upper level provide a generous bedroom 1 with countryside views, bedroom 2 with triple built in wardrobes and family shower room. Externally, the property benefits from 2/3 car driveway to the side, a timber garage, easily maintained front garden and substantial rear gardens, Early viewing is highly recommended to ensure you don't miss out!

HOME REPORT VALUE £110,000

EPC RATING - D

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 14'6" 12'8" (approx) (4.42m 3.88m (approx))

KITCHEN

13'10" x 8'4" (approx) (4.24m x 2.55m (approx))

CLOAKS/WC

STAIRS TO UPPER LEVEL

BEDROOM 1

13'11" x 11'6" (approx) (4.26m x 3.52m (approx))

BEDROOM 2

10'11" x 9'2" (approx) (3.34m x 2.80m (approx))

SHOWER ROOM

3-4 CAR DRIVEWAY

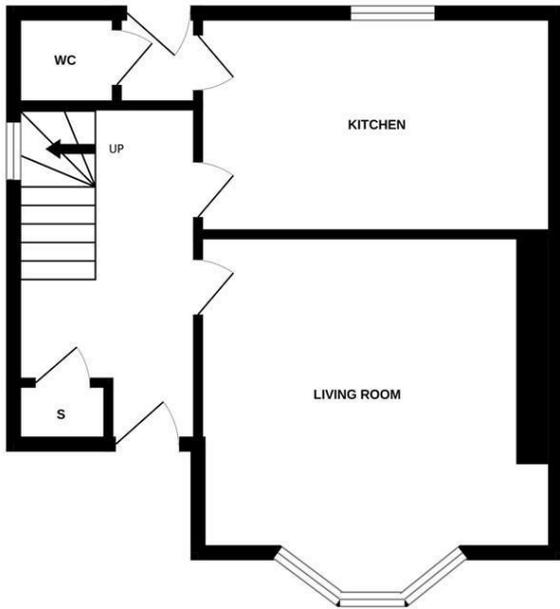
TIMBER GARAGE

FRONT & REAR GARDENS

INFORMATION



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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