

72

72 The Beeches
Lochgelly
KY5 9QB

maloco + associates are delighted to present to the market this beautifully presented detached family villa presented to the market in excellent decorative order and in move-in condition.

The property is accessed via a reception hall with stairs leading to the upper level. The lounge is pleasantly located to the front of the property with a front facing window. The dining area is located to the rear with patio doors leading directly to the rear garden and double doors connecting to the kitchen. The kitchen has a full range of stylish and modern floor and wall mounted units complete with work surfaces and splash back tiling and the gas hob and double oven is included within the sale price. There is also a fixed breakfast bar within the kitchen and a door leading to the gardens. Also to the ground floor level is a separate family room/bedroom four and a downstairs WC. To the upper level there are three good sized bedrooms and the modern four piece bathroom comprising of WC, wash hand basin and bath with separate shower completes the accommodation on offer.

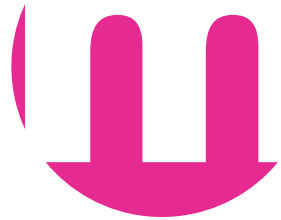
FIXED PRICE: £155,000



maloco +
associates

a winning team

solicitors + estate agents



GENERAL DESCRIPTION CONTINUED

The property further benefits from a gas fire central heating system and double glazing and there are beautifully maintained garden grounds to both front and rear of the property which are mainly laid to lawn with decorative beds and borders. Off street parking is provided by a monobloc driveway and detached single garage with up and over door and security light.

In summary this is an excellent family home presented in truly magnificent order and early viewings are highly recommended.





ACCOMMODATION

LOUNGE/DINING ROOM	26'3" X 11'6"
KITCHEN	13'3" X 9'2"
FAMILY ROOM/BEDROOM FOUR	9'1" X 8'4"
WC	5'8" X 3'0"
BEDROOM ONE	17'3" X 9'3"
BEDROOM TWO	11'4" X 9'0"
BEDROOM THREE	7'8" X 7'7"
BATHROOM	12'9" X 5'6"
GARDENS AND GROUNDS	
DOUBLE GLAZING	
CENTRAL HEATING	

EXTRAS TO BE INCLUDED IN THE SALE PRICE

All fitted carpets and floor coverings, light fittings, blinds, oven, hob and extractor hood.

VENDORS

Mr and Mrs Harkins

VIEWING

Strictly by appointment through maloco + associates, Telephone 01383 629720.

OPENING HOURS

Monday - Friday 9.00am - 5.00pm Saturday 9.30am - 12.30pm

LOCATION

The Beeches is situated within Lochgelly where there is a good selection of shopping for every day requirements and for those who enjoy the outdoors Lochore Meadows Park has an array of countryside walks. For the commuter easy access can be gained to north and south of the Forth Bridges by road or rail. Primary and secondary education are available nearby.

TRAVEL DIRECTIONS

Travelling through Lochgelly from Station Road turn left into Launcherhead Road and right into The Beeches where number 72 is indicated by our For Sale Board.

OFFERS

Offers should be submitted in writing to:-

maloco + associates
Solicitors & Estate Agents
 6/8 Bonnar Street
 DUNFERMLINE
 KY12 7JR

Telephone (01383) 629720
 FAX (01383) 621333
 LP 32, Dunfermline



Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation. Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

