

VIEWING

To view please contact Malcolm Jack & Matheson on 01383 723444.

HOME REPORT

There is a Home Report for this property.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672. Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.



PLEASE VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES

www.malcolmjack.co.uk/

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager, Caroline Halliday, at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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LOCHORE
35 NEW FLOCKHOUSE

MALCOLM JACK
--- & MATHESON ---

SEMI DETACHED VILLA LOCATED IN WELL ESTABLISHED RESIDENTIAL AREA

ENTRANCE HALL
LOUNGE
DINING KITCHEN
TWO BEDROOMS
GARDEN GROUND TO FRONT & REAR
LENGTHY DRIVEWAY
GARAGE
DOUBLE GLAZING
ELECTRIC CENTRAL HEATING
OPEN OUTLOOK TO REAR
EPC - E

OFFERS AROUND £80,000



SITUATION

Lochore is conveniently located for commuters looking for access to the neighbouring towns of Glenrothes, Kirkcaldy, Dunfermline, Cowdenbeath, Dundee and Edinburgh via the M90 motorway. Regular bus services and rail services, from the local rail station link to the surrounding communities including Edinburgh. The community is well served by a wide range of local shops. There is a local primary school and Secondary school offering education facilities. Lochore Meadows Country Park is located close by where a variety of outdoor activities and recreation pursuits are available including a golf course.

PROPERTY

The subjects comprise a well-proportioned, semi-detached home within an established popular residential area. The excellent family accommodation comprises; entrance hall, lounge, dining kitchen, staircase to upper level comprising two bedrooms and family bathroom. There are gardens to the front and rear with a driveway providing off street parking for several vehicles. Viewing is highly recommended to appreciate the internal layout and deceptively spacious accommodation on offer.

ACCOMMODATION

ENTRANCE HALL

Entry to the property is via a timber door with glazed panel. The staircase leads to the upper level. A timber and glass panelled door gives access to the lounge.

LOUNGE 4.36m x 3.42m

This bright and spacious public room which has been decorated

in a modern theme has a window overlooking the front of the property. Laminate flooring has been laid to the floor and the room is further enhanced by coving. There is a wall mounted radiator. An under-stair cupboard offer storage as well as housing the electric meter.

DINING KITCHEN 4.40m x 3.20m

The refitted kitchen has floor and wall mounted units with co-ordinating worktops. with tiling to splash areas in matching colour scheme which coordinates the room. There is a stainless steel 1 1/2 sink with drainer and mixer tap, an electric hob with electric cooker and cooker hood and integrated dishwasher. There is space for the fridge/freezer and washing machine. The window faces to the rear along with the

back door which gives access to the rear garden. Again the floor is laid with laminate. There is ample space for a dining table.

STAIRS TO UPPER LEVEL

A carpeted stairway leads to the upper level and gives access to the two bedrooms, linen/storage cupboard and bathroom.

BEDROOM 1 3.45m x 3.28m

This good sized bedroom has a window to the front allowing plenty of natural light with double built-in mirrored wardrobes offering hanging rail and shelving. Ample space for free-standing bedroom furniture if required. The room is carpeted and there is a radiator.

BEDROOM 2 3.54m x 2.45m

This bedroom is located to the rear of the property and again has double built-in wardrobes. Ample space for free standing furniture. Carpeted with a radiator.

BATHROOM

The white bathroom suite has been refitted with bath with mirror shower over, and shower screen, wash hand basin and low level WC. The walls have been tiled with modern decorative tiles and ceramic tiles have been laid to the floor. A chrome towel heater and ceiling spotlights complete the bathroom.

GARDENS & DRIVEWAY

The property benefits from garden ground to the front and rear. The front garden is laid to lawn with a driveway which can provide parking for several vehicles. The rear garden is enclosed and has been landscaped with decking to the side of the garage and a paved patio area with stairs leading up to the back door.

EXTRAS

All floor coverings, blinds, fixtures and fittings will be included in the sale.

