

**Morgans**  
PROPERTY

10 David Street, Lochgelly, KY5 9QA  
Fixed Price £275,000







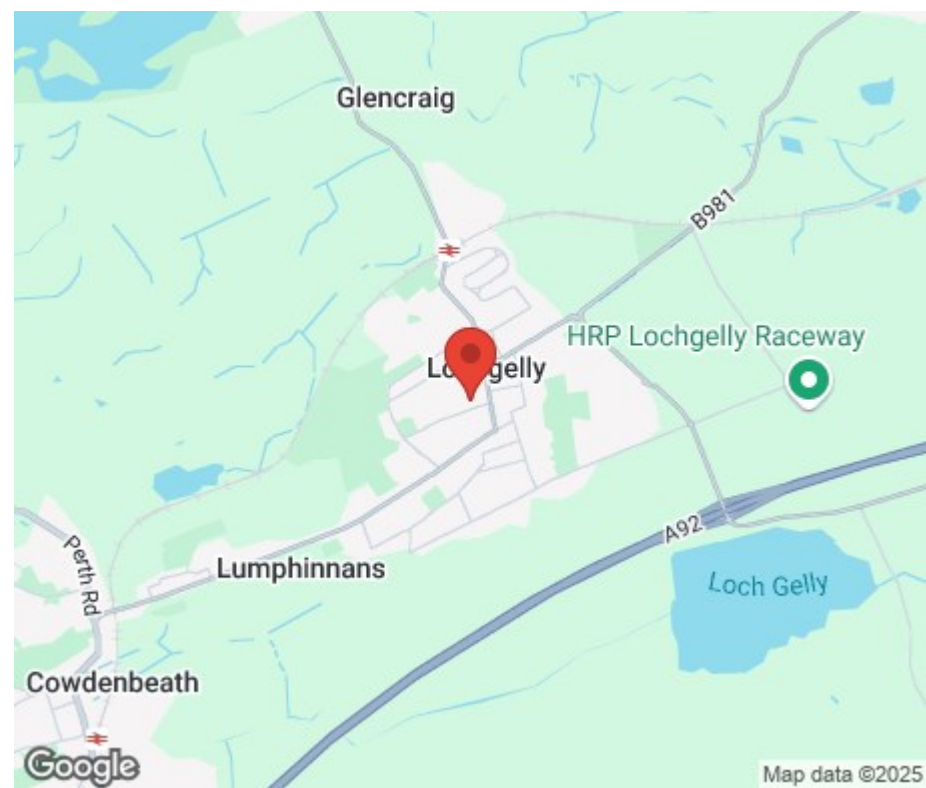




Built in 2008 is this generous executive detached villa offering excellent family accommodation with all schooling, shops and recreational facilities at your fingertips. The property is spacious throughout, well presented and the gardens are fully enclosed providing a child and pet safe environment. The accommodation briefly comprises reception hall, w.c, modern breakfasting kitchen and separate utility room, rear lounge and dining room leading through to office/boxroom. On the upper level there are four double bedrooms, sty all with built in wardrobes, stylish master en-suite and family bathroom. Access to attic. The grounds are mainly laid to lawn and the driveway gives access for several cars and leads to single car garage. The property is double glazed with gas central heating throughout.







## LOCATION

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.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed. The dining table/chairs, tv unit and fridge freezer can be by negotiation.

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.

















**Approx. Gross Internal Floor Area 1587 sq. ft / 147.49 sq. m**

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



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