



Malcolm Jack
& Matheson

45 The Avenue, Lochgelly
KY5 9LL



OFFERS OVER
£295,000

**RARELY AVAILABLE FOUR-
BEDROOM DETACHED
BUNGALOW IN SOUGHT-AFTER
MODERN DEVELOPMENT WITH
GARDEN & DRIVEWAY**

**VESTIBULE
HALL
LOUNGE
KITCHEN DINER
FOUR BEDROOMS. MASTER
WITH ENSUITE SHOWER ROOM
BATHROOM
FRONT AND REAR GARDENS
DRIVEWAY FOR UP TO 3 CARS
GCH, DG & SOLAR PANELS
EPC - B**



SITUATION

Lochgelly is a popular town in Fife, offering a good range of local amenities including shops, cafés, schools and leisure facilities. The town is well placed for access to surrounding areas, with good road and public transport links making it convenient for commuters. Set within the heart of Fife, Lochgelly provides a welcoming community atmosphere and is within easy reach of the beautiful Fife countryside

PROPERTY

45 The Avenue is a spacious and contemporary four-bedroom detached bungalow, quietly situated within an Easy Living Homes development. The property is well positioned for quick and easy access to the motorway network and the local amenities Lochgelly has to offer.

Internally, the property offers well-proportioned accommodation comprising a welcoming entrance hall, lounge open plan to the dining area, and a fully fitted contemporary kitchen. There are four bedrooms, including a master bedroom with en-suite shower room, as well as a modern bathroom. Additional benefits include excellent storage, a floored attic with ladder access, gas central heating controlled by a NEST system, a security system incorporating a built-in alarm and Blink camera system surrounding the outside of the property, solar panels and double glazing throughout.

Externally, the home enjoys a low-maintenance rear garden, laid with artificial grass and featuring a man cave, workshop and shed providing useful storage for gardening tools. The front garden is also low maintenance, laid with stone chips and areas for

potted plants, and provides access to the driveway.

ACCOMMODATION

VESTIBULE

Ideal for hanging coats. Radiator. Amtico flooring.

HALL

Built in cupboard with coat hooks. An additional built-in cupboard housing meters. Two radiators. Amtico flooring.

LOUNGE 9.60 X 3.20 (31'6 X 10'6)

Spacious lounge with a window to the front and double doors leading through to the hall. Features a radiator, Amtico flooring, and an open-plan layout that flows seamlessly into the kitchen and dining area.



KITCHEN

Fully fitted contemporary kitchen with integrated sink and drainer, induction hob, oven with hide a slide door, microwave, fridge, freezer, washing machine and dishwasher. Fitted extractor fan. All kitchen appliances are Neff. Window to the side. Door out to the side and rear of the property. Amtico flooring.

DINING AREA

Open-plan layout connecting to the lounge and kitchen. There is ample space for a dining table and chairs, a window to the side, a radiator, and Amtico flooring.

BEDROOM 3.80 X 3.30 (12'6 X 10'10)

Double bedroom with built in double wardrobe. Window to the rear. Radiator. Carpet.

ENSUITE SHOWER ROOM

Modern white three-piece bathroom suite comprising walk in shower with mixer shower above, wash hand basin and WC. Opaque window to the rear. Heated towel rail.

BEDROOM 3.80 X 3.00 (12'6 X 9'10)

Double bedroom with window to the rear. Built in double wardrobe. Radiator. Carpet

BEDROOM 3.00 X 2.90 (9'10 X 9'6)

Double bedroom with window to the front. Built in

double wardrobe. Radiator. LVT flooring.

BEDROOM 3.00 X 2.10 (9'10 X 6'11)

Single bedroom with window to the side. Extensive built in wardrobes. Radiator. LVT flooring.

BATHROOM

Modern white four-piece suite comprising bath, walk in shower with mixer shower, wash hand basin and WC. Heated towel rail. Opaque window to the side. Tiled flooring.

GARDENS AND GROUNDS

The property boasts private gardens to both the front and rear. The front garden features stone chips and provides access to a driveway with parking for up to three cars. The fully enclosed rear garden is laid with artificial grass and offers low-maintenance outdoor space.

There is also the added benefit of a man cave, workshop and shed, providing useful additional storage for garden tools and equipment.

FACTORING

There are Factor Fee's attached to the property. Please refer to the home report.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

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 email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property 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.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft

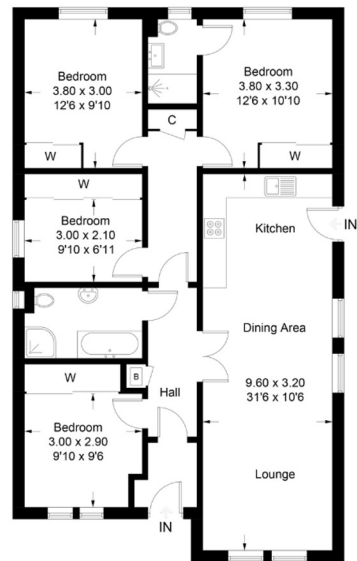


Illustration for identification purposes only. Measurements are approximate, not to scale. (ED1333981) paul@reelsonmedia.com

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 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.

Malcolm Jack & Matheson

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