

For Sale



ONLINE

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**Fixed Price
£52, 000**

LOCHGELLY: 13, Auchterderran Road



One bedroom main door ground floor flat with large double garage and parking/hard standing area to the rear of the property

Reception hall

Lounge

Kitchen

Double bedroom

Shower room

Gas central heating

New double glazing

Gardens to rear

Large detached double garage



Property display centre only: at: Wyse Solicitors 450, High Street, Cowdenbeath KY4 8LR

Registered address: ASAP ONLINE: 140 Stenhouse Street Cowdenbeath. KY4 9DH Tel: 01383 611107 Email: info@asap-estate-agents.co.uk

LOCHGELLY: 13 Auchterderran Road KY5 9DQ Fixed Price £52, 000

The property has its accommodation arranged over one level and comprises: Reception hall, good sized lounge, kitchen, double bedrooms and shower room.

Gas fired central heating, with individually controlled thermostatic vales warms the property throughout and the heat generated is retained by new Oak effect UPVC, double glazed windows and doors.

There are gardens to the rear and a large double garage with light and power as well as a hard standing area for caravan or for further parking

Lochgelly, has always been a popular choice of location for the commuter, due its close proximity to the Forth Road Bridge, the M90 motorway and this coupled with the main line rail station nearby means travelling to and from, Edinburgh/Glasgow/Perth and Dundee is quick and easy. All other areas of Fife accessible by car, train, or bus and the bus service running through this area of Dunfermline is excellent'

The towns main street, caters for most peoples everyday requirements, with local shops and pubs and further extensive shopping facilities can be found in Kirkcaldy and Dunfermline, both which are accessible by bus or train

The property is entered via an Oak effect, UPVC glass door with leaded double glazed inserts and this in turn gives access to the reception hall.

LOUNGE 14' 3 x 13' 0

Located to the front of the property, this good sized lounge has an oak effect, double glazed window with curtains and louvre blinds fitted. Shelves cupboards below window. Fifteen pane glass/timber door to hall. Feature ceiling with integral spotlights and central ceiling rose. Wall mounted panel radiator with individually controlled, thermostatic valve. Eight power outlets.

KITCHEN 10' 6 x 8' 0

Located to the rear of the property this good sized kitchen benefits from, floor standing and wall mounted storage units. Stainless steel sink unit with matching mixer taps. 2 double glazed oak effect windows. Matching double glazed door to rear gardens. Panel radiator with individual control. Seven power outlets.

BEDROOM 10' 6 x 8' 2

Located to the rear of the property, this good sized double room has an oak effect UPVC, double glazed window. Panel radiator with individually controlled thermostatic valve. Large walk in shelved storage cupboard. Four power outlets.

GARDENS

Enclosed gardens to the rear, mainly laid to lawn.

GARAGE/PARKING

A large detached garage with twin up and over garage doors is located to the rear of the property. Light and power points are fitted. There is also a hard standing area which provides further parking and would be ideal for storing a caravan.

VIEWING

By appointment through the selling agents. For a mutually convenient time to view the property, please contact ASAP on 01383 611107 or email us on: info@asap-estate-agents.co.uk

OFFERS/NOTES OF INTEREST

In writing only please from a solicitor to:

ASAP
140, Stenhouse Street
Cowdenbeath
Fife
KY4 9DH
Telephone 01383611107

MORTGAGES

ASAP offer mortgages from the whole of the market and advice is free. If you require information about arranging funding to purchase this or any other property, please contact us on 01383 611107. Appointments are available in the evenings and at weekends and we will come to your home to discuss your needs.

GUARANTEES

There are current guarantees for a damp proofing course in place

