



**OFFERS AROUND
£115,000**

**HIGHLY DESIRABLE 2 BED
BUNGALOW IN QUIET ESTATE IN
THE HEART OF LOCHGELLY**

HALL

LOUNGE

KITCHEN

2 DOUBLE BEDROOMS

WET ROOM

**FRONT AND REAR GARDEN WITH
SUMMER HOUSE**

DRIVEWAY. SINGLE GARAGE.

EPC RATING: C



SITUATION

Within Lochgelly there is a good selection of local shopping for everyday requirements. For the commuter, there are excellent links to the A92 which leads to the M90 providing access to north and south of the Forth Bridges. There are regular and convenient bus links serving central Fife and the train station is on the Edinburgh – Markinch line. There are a number of primary schools and for secondary education, Lochgelly High School.

PROPERTY

65 Paxton Crescent is a highly desirable 2 bed bungalow situated within a quiet estate just minutes from the centre of Lochgelly. The property is in excellent condition throughout offering move in accommodation.

The property benefits from gas central heating powered by a Baxi combi boiler, double glazing and good storage facilities.

Externally there are gardens to front and rear of the property. There is a driveway leading to a single garage.

Viewing is a must to fully appreciate the size and move in condition of this property.

ACCOMMODATION

HALL 2.79m x 2.75m (9'2" x 9')

Welcoming hall with built in storage cupboard. Hatch to attic. Radiator. Laminate flooring.



LOUNGE 3.79m x 3.21m (12'5" x 10'6")

Bright and spacious lounge with window to front overlooking garden. Radiator: Laminate flooring.

KITCHEN 3.39m x 2.41m (11'2" x 7'11")

Fully fitted kitchen with matching wall and base units. Breakfast bar. Integrated sink and drainer; gas hob, electric oven and cooker hood. Fridge, freezer and washing machine. Window to side. Door to rear garden. Combi boiler: Vinyl flooring.

BEDROOM ONE 3.43m x 3.21 (11'3" x 10'6")

Spacious double bedroom with window to rear: Double and single fitted mirrored wardrobes. Radiator: Carpet.

BEDROOM TWO 2.75m x 2.72m (9' x 8'11")

Spacious double bedroom with window to front. Radiator: Carpet.

WET ROOM 1.97m x 1.68m (6'5" x 5'6")

White three-piece suite comprising electric shower with shower curtain and rail, wash hand basin and WC. Opaque window to side. Vinyl flooring.

GARDENS AND GROUNDS

There are attractive and easily maintained gardens to front and rear of the property. The front garden is laid with lawn and borders. The rear garden is fully enclosed laid mainly with slabs, an area of plants and shrubs and a summer house. There is a driveway leading to a single garage.

EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances. The fridge, freezer and washing machine are also included in the sale.

VIEWING

Call Malcolm Jack & Matheson.

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.

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



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Ground Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

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