



Malcolm Jack
& Matheson

37 AUCHTERDERRAN ROAD
LOCHGELLY, KY5 9DQ



OFFERS OVER
£115,000

**RARELY AVAILABLE 4 BED MAISONETTE
FLAT WITH DOUBLE GARAGE, DRIVEWAY
AND GARDEN IN THE HEART OF
LOCHGELLY.**

Hall

Lounge

Dining Room

Kitchen

Four large double bedrooms

WC Off Master Bedroom

Bathroom

GCH & DG

Shared Driveway

Double Garage

Garden

EPC Rating D



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 several primary schools and for secondary education, Lochgelly High School.

PROPERTY

37 Auchterderran Road is a 4-bed maisonette flat in move in condition located in the heart of Lochgelly. The property is walking distance from good local amenities, and is a short drive to the motorway, ideal for commuting. Access to the property is via a private staircase located at the rear.

Internally the property is in move in condition throughout and boasts exceptionally spacious accommodation over two levels. There is gas central heating, and double glazing.

Externally there is access to a shared driveway with one other proprietor and there is a double garage with power and light. There is a private section of garden located behind the garage and this is laid with lawn.

ACCOMMODATION

ENTRANCE PORCH 1.38m x 0.98m (4'6" x 3'3")

Windows out to the rear. Vinyl flooring.

HALL 4.66m x 2.18m (15'3" x 7'2")

Large open hall with staircase to upper level. Telephone point. Radiator: Vinyl tiled flooring.

LOUNGE 4.95m x 4.21m (16'3" x 13'10")

Spacious and bright lounge with window to front. Open display recess with cupboard underneath. Radiator: Carpet.

DINING ROOM 4.54m x 4.17m (14'11" x 13'8")

Spacious and bright dining room ideal for entertaining with access to the kitchen. Window to side. Shelved recess cupboard. Radiator: Carpet.



KITCHEN 3.40m x 2.38m (11'2" x 7'10")

Modern fully fitted kitchen with matching wall and base units. Window to rear: Ample work surface space. Integrated sink and drainer; gas hob, oven, and cooker hood. Freestanding washing machine and fridge/freezer. Cupboard housing the boiler. Radiator: Vinyl tile effect flooring.

BEDROOM ONE 4.54m x 4.02m (14'11" x 13'2")

Spacious double bedroom with window to rear: Open shelved recess with cupboard underneath. Radiator: Carpet. Door through to WC.

WC 2.20m x 1.63m (7'2" x 5'4")

White two-piece suite comprising WC and wash hand basin with storage cupboard underneath. Built in cupboard. Opaque window to rear: Chrome heated towel rail. Vinyl flooring.

BEDROOM TWO 5.20m x 3.90m (17'1" x 12'10")

Spacious double bedroom with built in storage including drawers and wardrobes. Window to front. Radiator: Carpet.

BATHROOM 3.42m x 1.85m (11'3" x 6'1")

White four-piece suite comprising walk in shower with mixer shower; bath, WC, and wash hand basin. Opaque window to rear: Chrome heated towel rail. Tiled effect flooring.

LANDING

Deep storage cupboard.

BEDROOM THREE 5.66m x 3.87m (18'7" x 12'8")

Spacious double bedroom with two Velux windows. Access to under eaves storage. Radiator: Carpet.

BEDROOM FOUR 4.27 x 3.88m (14' x 12'9")

Spacious double bedroom with built in large storage cupboard with hanging rail. Two Velux windows. Radiator: Carpet.

GARDENS AND GROUNDS

The property comes with a detached double garage with power and light. There is a shared driveway with one other proprietor. There is a section of private garden located behind the garage and this is laid with lawn.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing washing machine and free-standing fridge/freezer.

VIEWING

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.

As this property was vacant when we were asked to arrange the sale, we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

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



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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