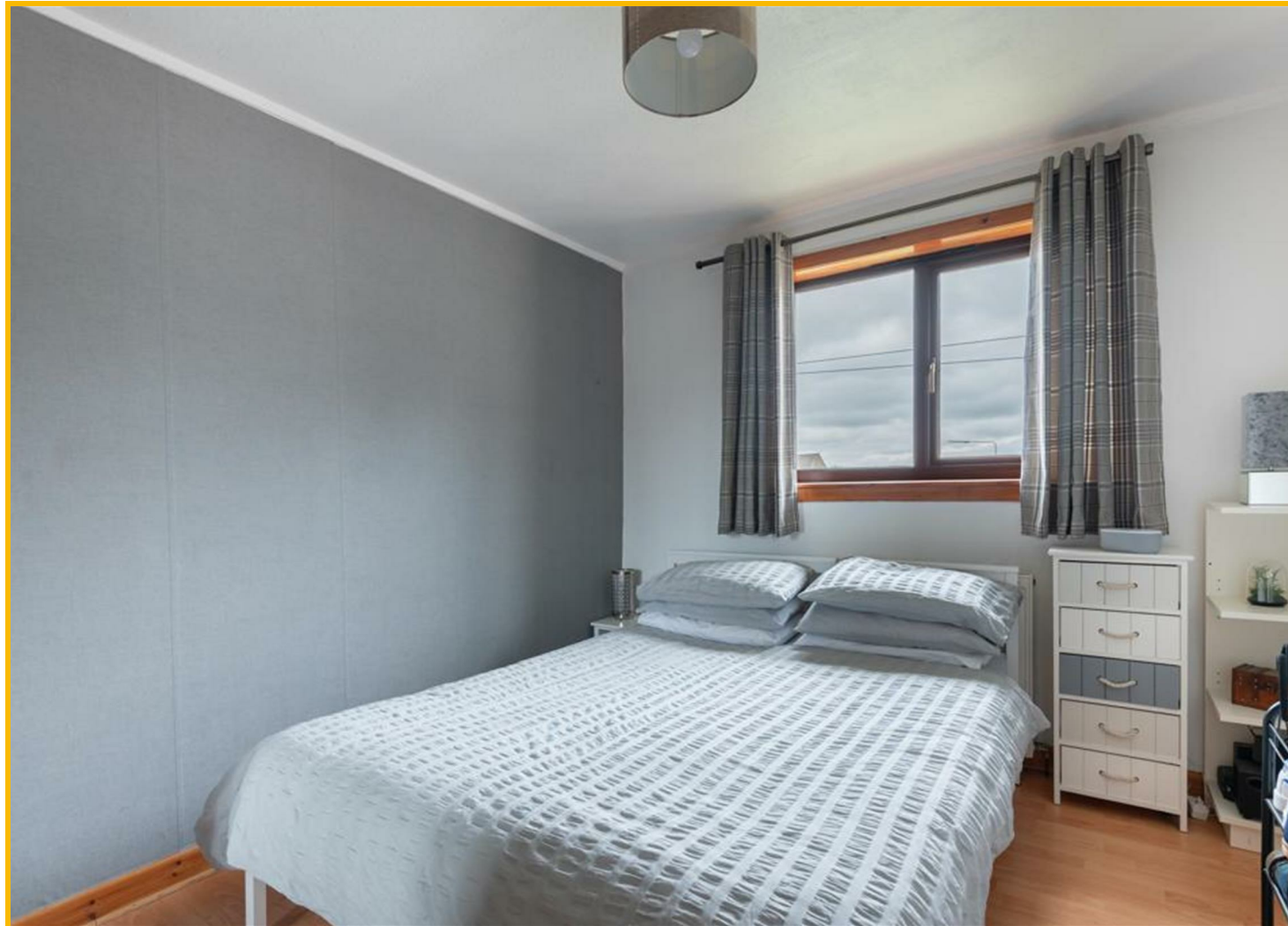




**21 Watters Crescent, Lochgelly, KY5 9LD**  
**Offers Over £55,000**



WELL PRESENTED 1 Bedroom 1st Floor Apartment READY TO MOVE IN, could be the ideal FIRST TIME BUY. Accommodation: Hall, lounge, kitchen, double bedroom and bathroom. DG. GCH. Garden to the side. PERSONAL PROPERTY TOUR available online.



## LOCATION

Lochgelly is an established Fife town offering a good range of local amenities, including shops, healthcare facilities, schooling and leisure facilities. Primary education is available locally, with secondary education provided at Lochgelly High School. The town benefits from its own railway station, providing convenient connections towards Edinburgh and other parts of Fife, while good road links give easy access to the A92 and wider motorway network. Nearby Lochore Meadows Country Park provides excellent opportunities for walking, cycling and outdoor pursuits. With local amenities, excellent transport connections and countryside close at hand, Lochgelly is a convenient location for families and commuters.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access from the ground floor main front door leading up a stone step stairway to the front door. A cupboard provides storage and houses the wall mounted combi condenser central heating boiler. Radiator. Laminate flooring.

## LOUNGE

14'11" x 11'4" (4.55m x 3.46m)

Bright living room with a double-glazed window to the front providing a view across the street and over the rooftops towards Lochore Meadows and Benarty Hill. Freestanding electric fire with decorative fireplace surround. Coving. Radiator. Carpeted. Open doorway to the kitchen.

## KITCHEN

11'5" x 5'6" (3.48m x 1.69m)

Bright fitted kitchen comprising: Wall mounted, floor standing units with ebony effect worktop and wet wall splashbacks. Integrated appliances include a hob, extractor fan and oven below. Space for freestanding appliances. Double-glazed window to the rear with partial views towards Edinburgh. Radiator. Tiled effect laminate flooring.

## BEDROOM 1

11'8" x 9'4" (3.56m x 2.87m)

Good-sized double bedroom with a double-glazed window to the front with views across the street towards Benarty Hill. Radiator. Laminate flooring.

## BATHROOM

6'1" x 5'7" (1.87m x 1.71m)

3-piece suite comprising: W.C, wash hand basin and bath with shower attachment overhead. Opaque double-glazed window to the rear. Fully tiled. Radiator. Laminate flooring.

## GARDEN

The garden to the side is mainly stone chipped with timber fencing/hedge. An opening leads to the communal pathway to the main street.

## AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.

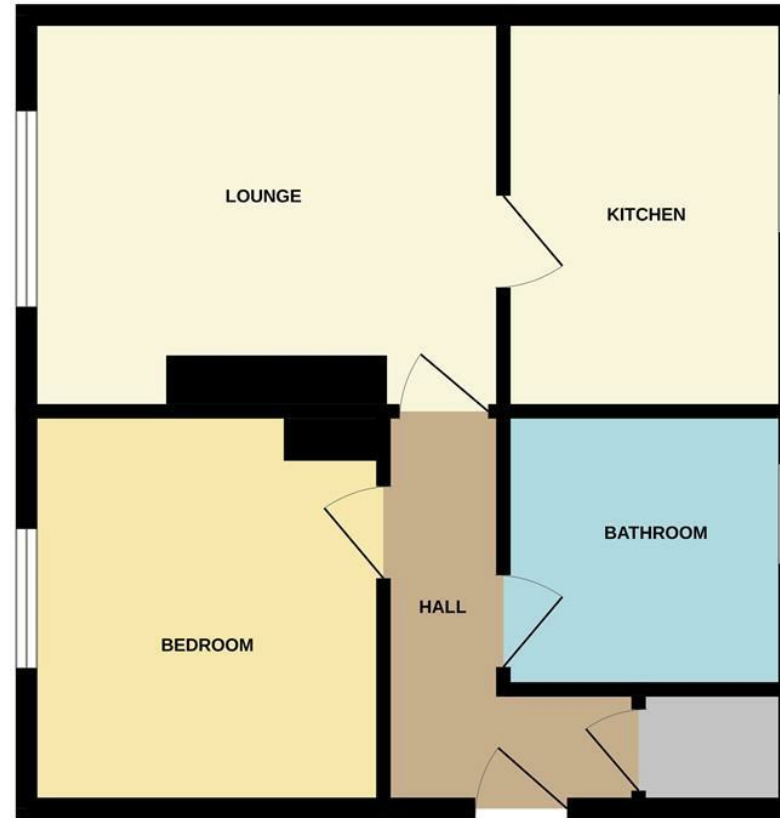




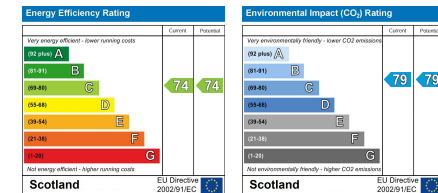




# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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