




McEwan Fraser Legal
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22 Walker Street
LOCHGELLY, FIFE, KY5 9BQ

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Lochgelly lies a few miles north of the Forth Road Bridge and the property itself is only a few minute's drive from the motorway network. Lochgelly railway station provides quick and easy commuting access with direct lines to Edinburgh and Cardenden, on the Fife circle, ensures access for the commuter. Within this area, there is a wide choice of local amenities including local schooling at both primary and secondary levels. There is local shopping for everyday requirements along with banking and postal services, for a more extensive shopping trip, Glenrothes, Dunfermline and Kirkcaldy are nearby.

For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with driving range, shooting, fishing and a variety of water sports. Dunfermline is home to the Fife Leisure Park which includes a multi-screen cinema, bowling alley, gym, garden centre, bingo hall and many restaurants.

A mile northeast of Lochgelly, immediately to the south of the Goatmilk Hills, is Fife Airport, a centre for general aviation and leisure flying.

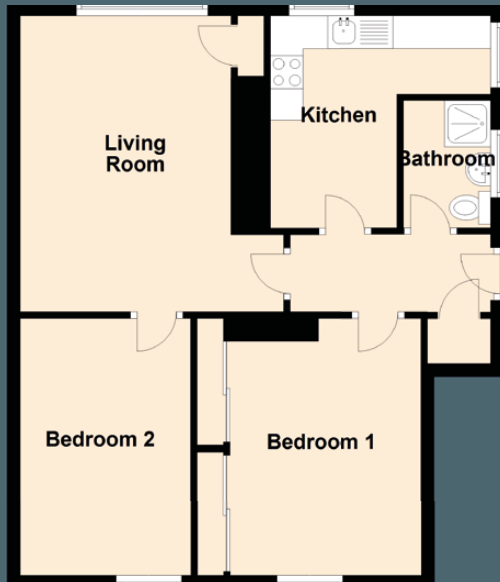
This lovely main door two bedroom, lower villa offers spacious living and potential for a buy-to-let investment.

The property comprises; spacious living room with ample space for a dining table, the new fully fitted kitchen benefits from a gas hob and integrated oven. The master bedroom is spacious and has large built in wardrobe, the second bedroom is also a great size. The modern wet room is recently installed and has an electric shower.

The property has its own rear garden which has a decked section as well as a grass area.



Specifications



Approximate Dimensions (Taken from the widest point)

Living Room	4.50m (14'9") x 4.02m (13'2")
Kitchen	3.35m (11') x 3.33m (10'11")
Bedroom 1	3.91m (12'10") x 2.93m (9'7")
Bedroom 2	3.95m (13') x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.42m (4'8")

Gross internal floor area (m²): 62m²

EPC Rating: C

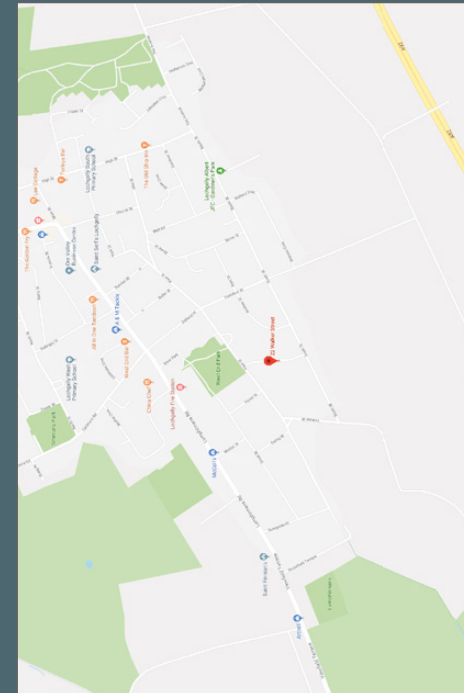


Image credit: <http://www.google.co.uk/maps>

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