



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

**28 Bishop Avenue**

LOCHGELLY, FIFE, KY5 9EA



## THE LOCATION

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.

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.



## THE PROPERTY

McEwanFraserLegal is delighted to present this immaculate four-bedroom home with stunning views from the rear.

The property features a welcoming reception hall with stairs leading to the upper level and a handy downstairs WC. The lounge is pleasantly situated to the front of the property with an attractive front-facing window flooding the room with natural light. The wonderful kitchen to the rear is truly the heart of the home and offers a good selection of floor and wall mounted modern units. There is ample space for a breakfasting table and chairs and Rear door lead directly to the rear gardens. The dining room/family room is also quietly located to the rear with an attractive outlook of the garden.

To the upper level, there are four good sized bedrooms, all with built-in storage or room for free standing furniture. The three-piece family bathroom completes the accommodation on offer. The property features double glazing and gas central heating.

There is a good-sized driveway. The gardens have been beautifully landscaped for easy maintenance and are highly secluded offering a great deal of privacy.

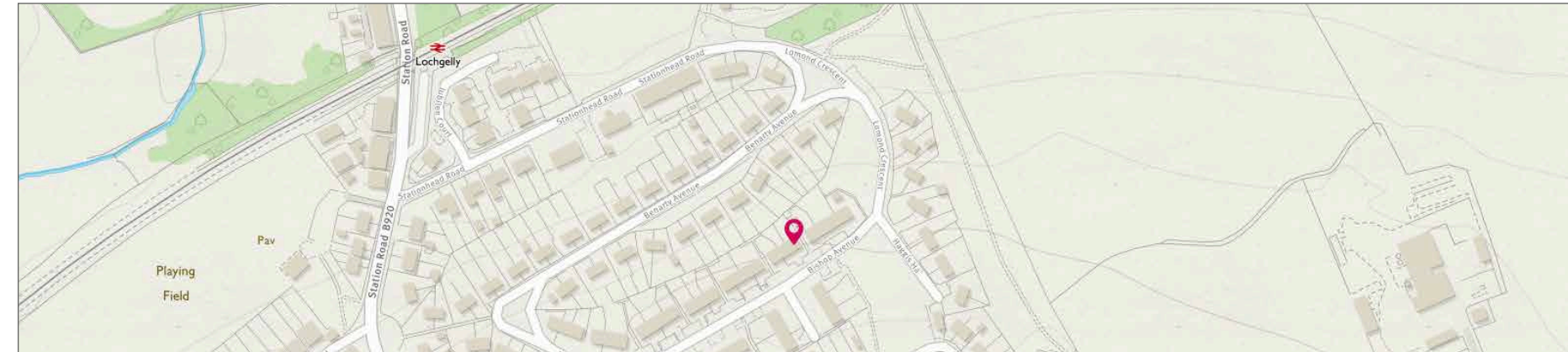




Approximate Dimensions  
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.15m (13'7")
Dining Room	4.15m (13'7") x 3.25m (10'8")
Kitchen	4.15m (13'7") x 2.65m (8'8")
Box Room	2.25m (7'5") x 1.45m (4'9")
WC	2.25m (7'5") x 1.00m (3'3")
Bedroom 1	3.55m (11'8") x 3.55m (11'8")
Bedroom 2	3.55m (11'8") x 3.05m (10')
Bedroom 3	4.00m (13'1") x 2.55m (8'4")
Bedroom 4	4.00m (13'1") x 2.55m (8'4")
Bathroom	2.65m (8'8") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 127m<sup>2</sup>  
EPC Rating: D





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Tel. 01383 660 570  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JAY STEIN**  
 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer