

43 Lochty Drive

KINGGLASSIE, LOCHGELLY, KY5 0YW



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Lovely three bedroom semi-detached villa in walk-in condition, pleasantly located in a quiet residential setting



43 Lochty Drive is a beautifully appointed semi-detached family villa built by Bellway Homes. The property has been well maintained by the current owners and is in move-in condition.

THE LOUNGE



There is a welcoming reception hall with a door leading to the lounge. The lounge is pleasantly located at the rear of the property and the hallway with stairs leads to the upper level.

THE KITCHEN



The dining kitchen has ample space for family dining/social entertaining and boasts a wonderful modern fitted kitchen with appliances, also to this level, you will find a handy WC.



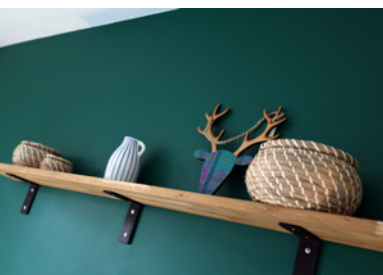
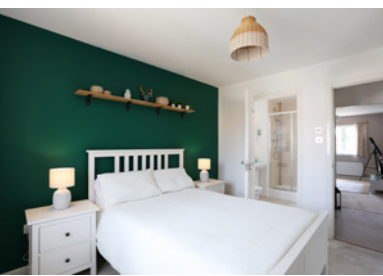


To the upper level, there are three good-sized bedrooms with the master benefiting from an en-suite shower room. The stylish three-piece bathroom completes the accommodation on offer. The property further benefits from gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



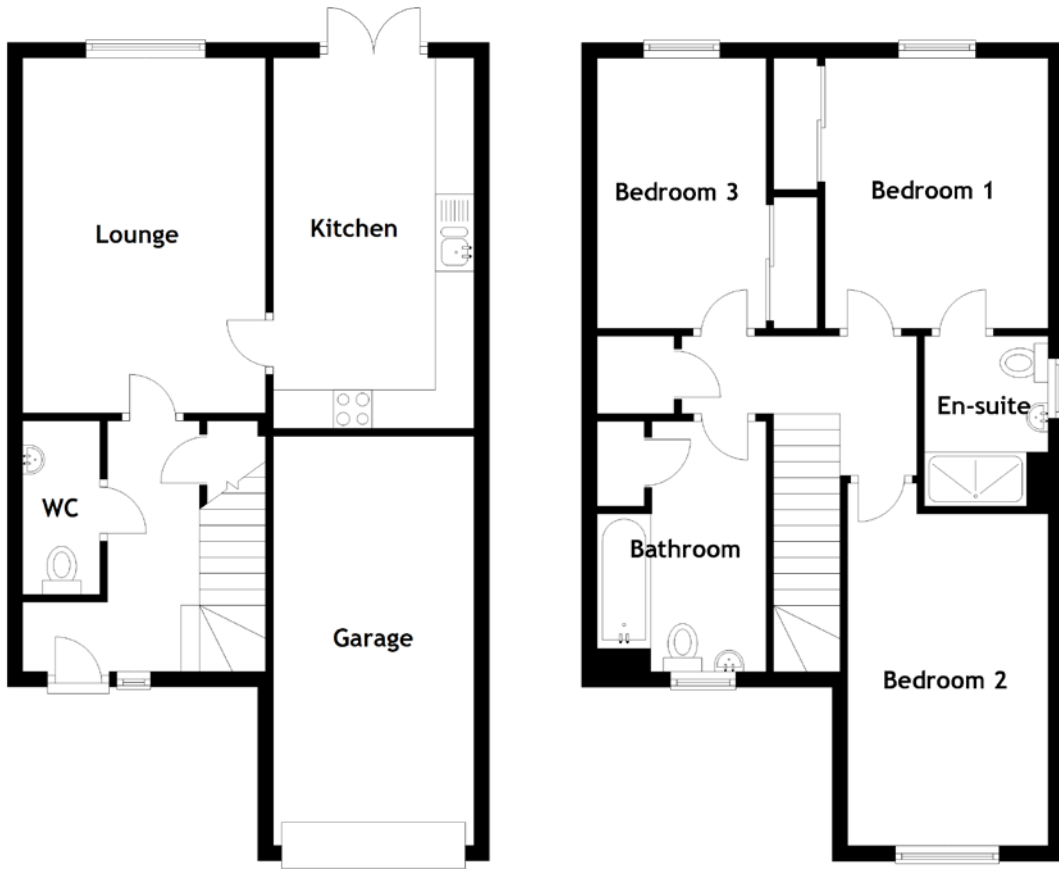
There are attractive garden grounds to the rear of the property which are mainly laid to lawn. Off-street parking is provided by a driveway leading to the single garage with an up-and-over door.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

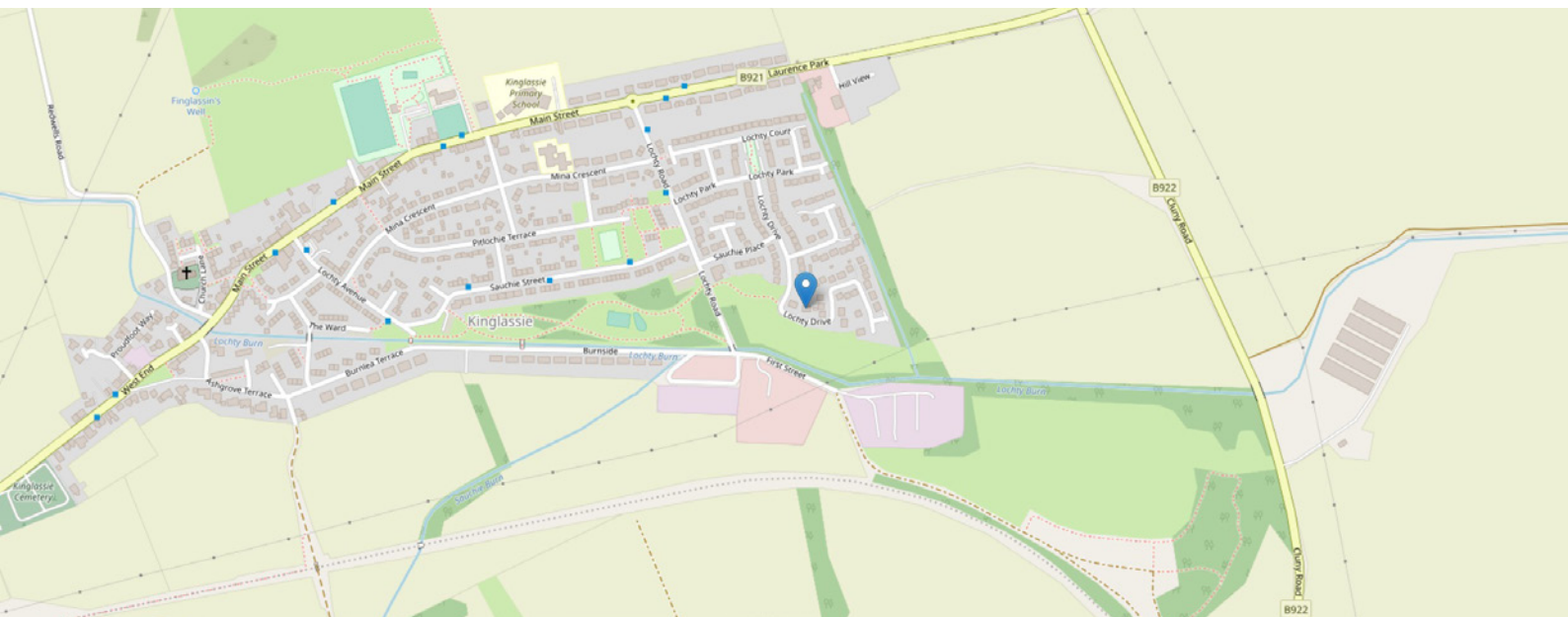
Lounge	4.60m (15'1") x 3.15m (10'4")
Kitchen	4.80m (15'9") x 2.60m (8'6")
WC	2.25m (7'5") x 1.00m (3'3")
Bedroom 1	3.50m (11'6") x 2.90m (9'6")
En-suite	2.20m (7'3") x 1.60m (5'3")
Bedroom 2	4.70m (15'5") x 2.60m (8'6")
Bedroom 3	3.50m (11'6") x 2.15m (7'1")

Bathroom	3.25m (10'8") x 2.10m (6'11")
Garage	5.30m (17'5") x 2.60m (8'6")

Gross internal floor area (m²): 88m² | EPC Rating: C

Buyer's Premium Value: £2500.00

Extras: Floor coverings, light fittings, blinds, and integrated appliances



THE LOCATION

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



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