

# 37 New Flockhouse

LOCHORE, LOCHGELLY, FIFE, KY5 8HL



*TWO BED SEMI  
WITH CONSERVATORY*



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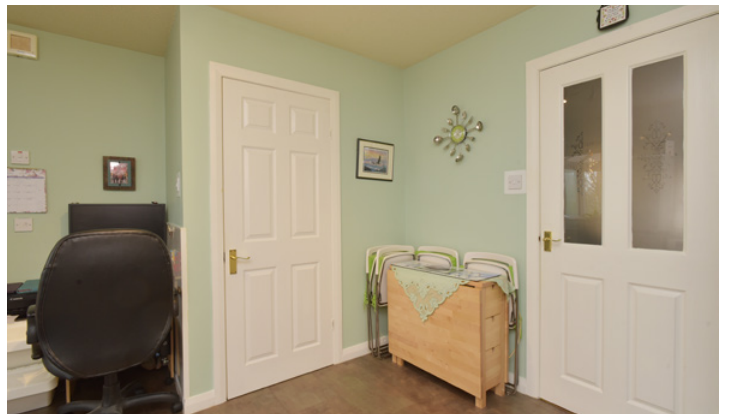
Part exchange available! McEwan Fraser Legal is delighted to present this spacious two-bedroom semi-detached house to the market. The property is presented to the market in excellent condition and boasts a conservatory and a large driveway.

The internal accommodation is focused on a bright and spacious living room that boasts neutral décor and laminate flooring. There is plenty of space for a variety of different furniture arrangements. This will give a new owner plenty of space to create their ideal entertaining space.

A door to the rear of the living room opens into a contemporary kitchen that runs the width of the property. The kitchen has a range of base and wall-mounted units offering plenty of prep and storage space. An induction hob, electric oven, and grill are integrated. Space is provided for further free-standing appliances. The kitchen also has access to a WC and a door opening into a bright conservatory.

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Climbing the stairs, the first-floor landing gives access to both double bedrooms, a shower room, and a loft for additional storage. Bedroom one is a generous double with an integrated wardrobe and plenty of space for a full suite of bedroom furniture. Bedroom two is a further double bedroom that overlooks the rear garden and also has an integrated wardrobe. The accommodation is completed by a modern shower room with a contemporary suite and large shower cubicle.



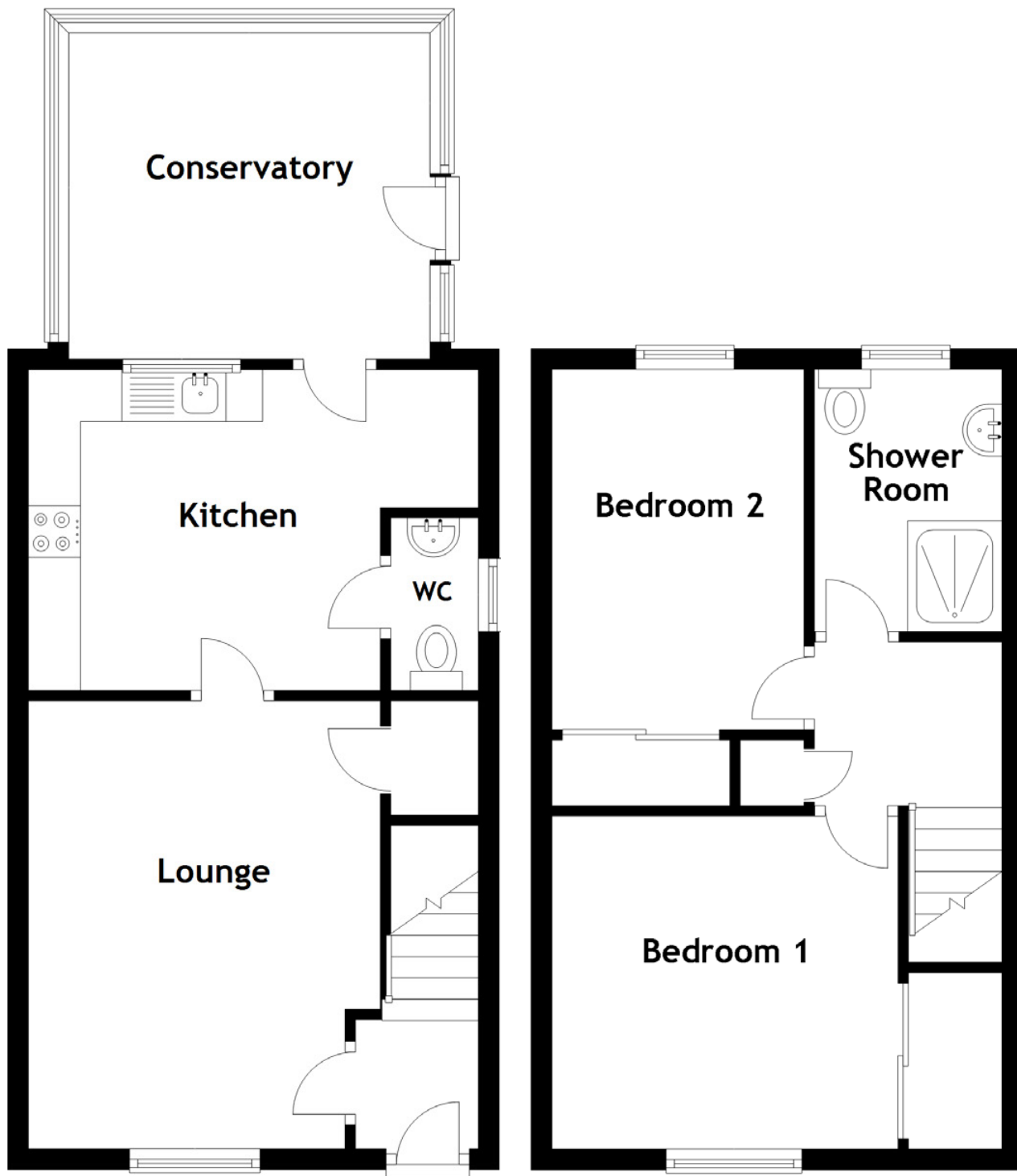


**Bedroom 2**









Approximate Dimensions

(Taken from the widest point)

Lounge	4.31m (14'2") x 3.38m (11'1")	Shower Room	2.52m (8'3") x 1.80m (5'11")
Kitchen	3.38m (11'1") x 3.08m (10'1")	WC	1.66m (5'5") x 0.84m (2'9")
Conservatory	3.47m (11'5") x 3.14m (10'3")		
Bedroom 1	3.32m (10'11") x 3.20m (10'6")	Gross internal floor area (m <sup>2</sup> ): 66m <sup>2</sup>	
Bedroom 2	3.46m (11'4") x 2.42m (7'11")	EPC Rating: D	

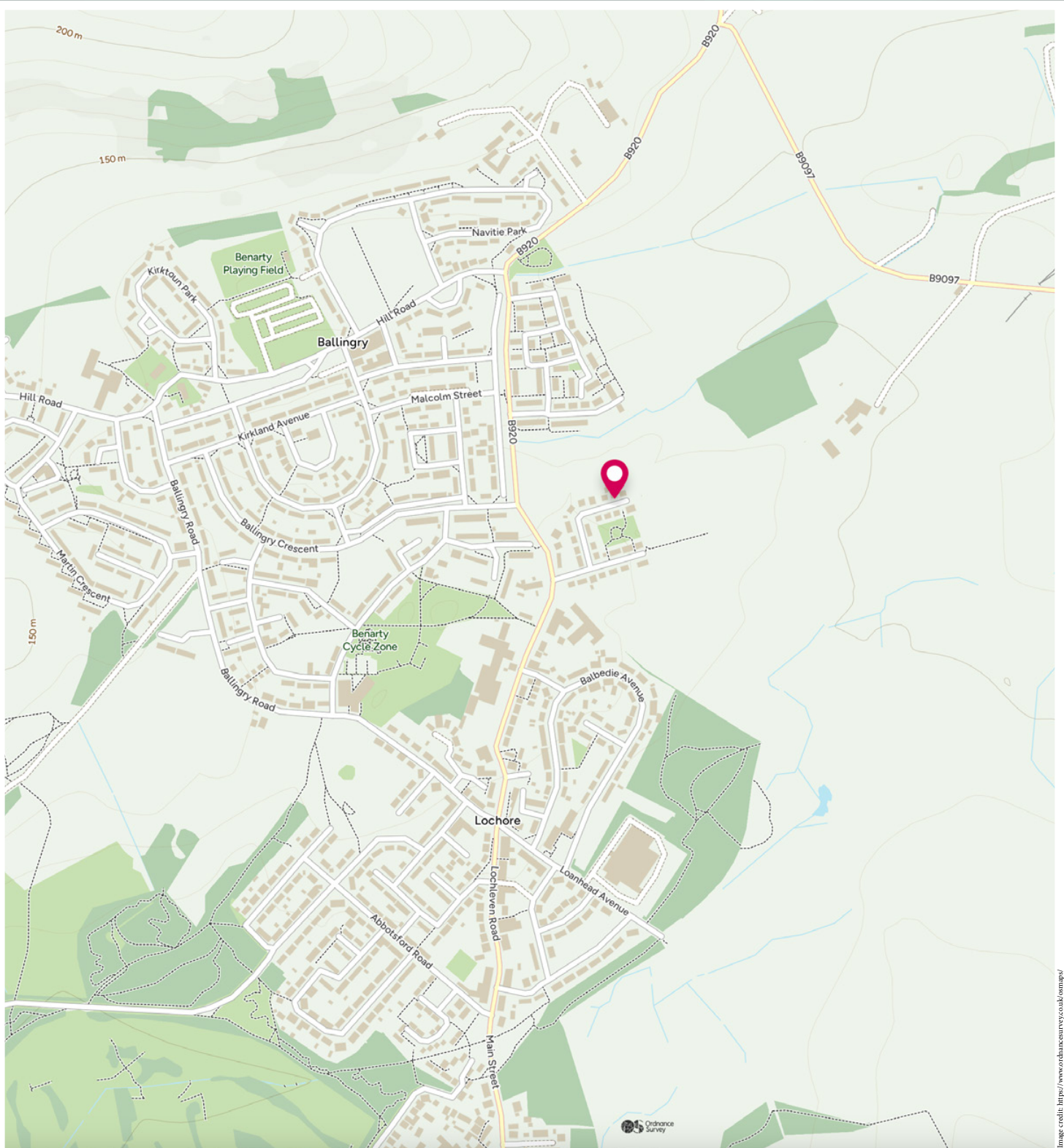


Externally, the property has a large mono-blocked driveway to the front that provides off-street parking for multiple vehicles. The rear garden is low-maintenance and benefits from a large deck for entertaining.



Lochore is a small village offering a good range of local amenities and is just off the A92 motorway. Lochore Meadows Country Park offers a wide variety of leisure pursuits and a nine-hole Golf Course and Loch. The larger village of Lochgelly is nearby with ample amenities, train station and schooling. The villages provide an ideal commuter base to the major motorway network leading to Edinburgh in the south and Perth to the north.





# McEwan Fraser Legal

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