

12 Lochty Park

KINGGLASSIE, FIFE, KY5 0YU



*LOVELY FOUR BEDROOM FAMILY HOME
IN A POPULAR RESIDENTIAL LOCATION*



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to bring to the market this lovely, four bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light from the French doors, set to the rear of the house it benefits from a garden aspect.

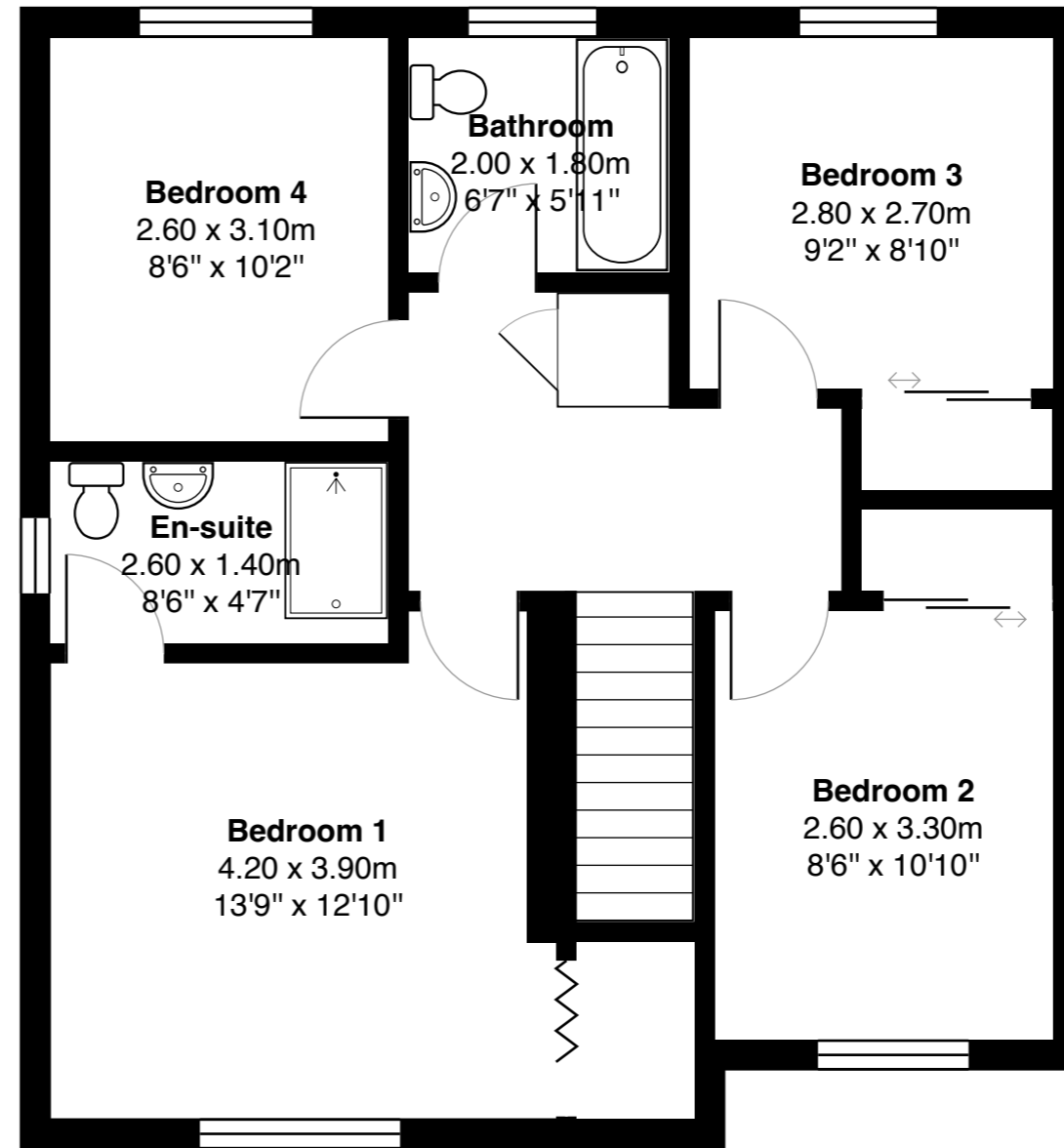
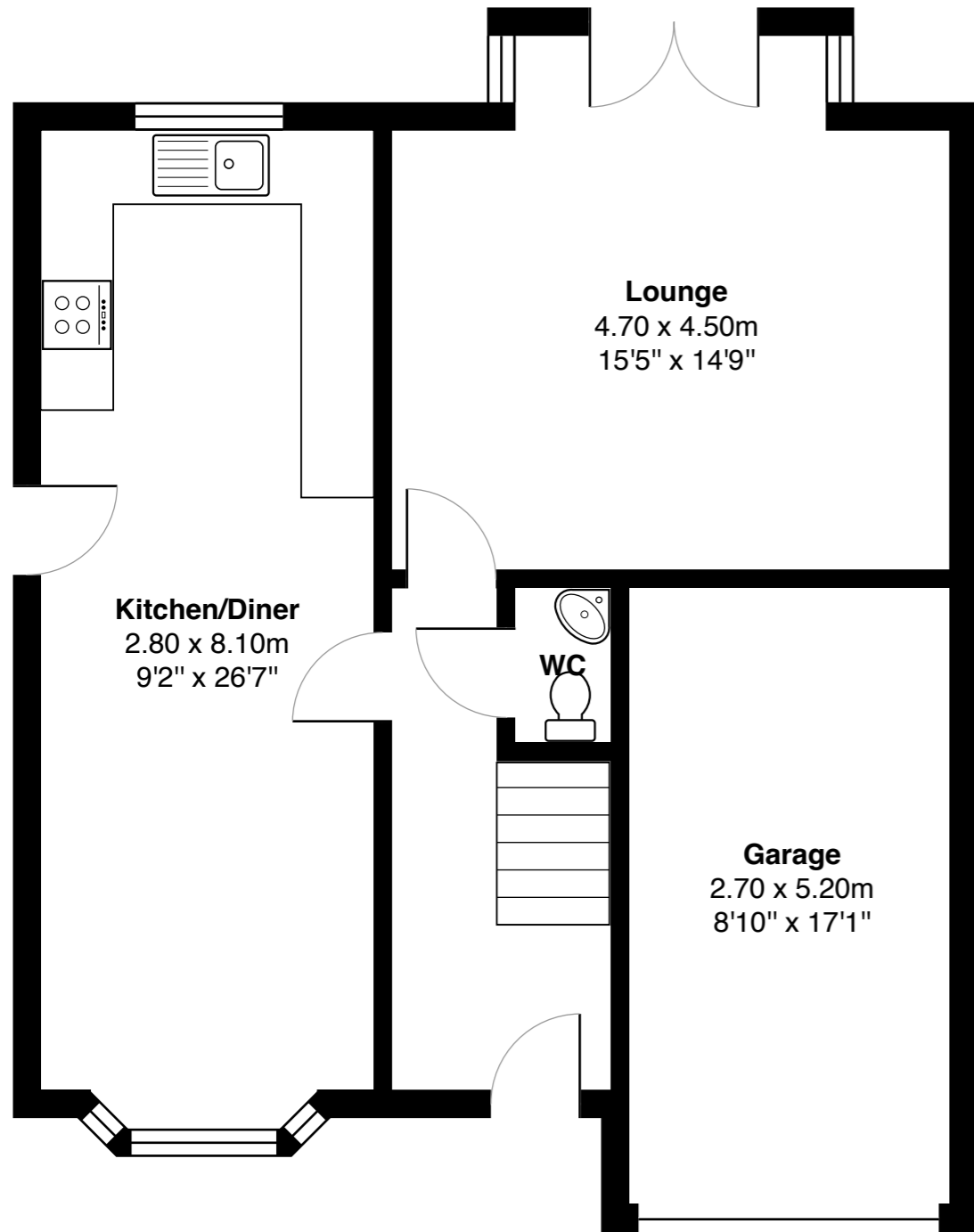


The modern kitchen/ diner has been fitted with a range of floor and wall mounted units. It boasts a gas hob, electric oven and has an abundance of work surfaces. The dining area is located to the front of the property offering an elegant space for entertaining and family dining. A guest cloakroom completes the accommodation on ground floor.

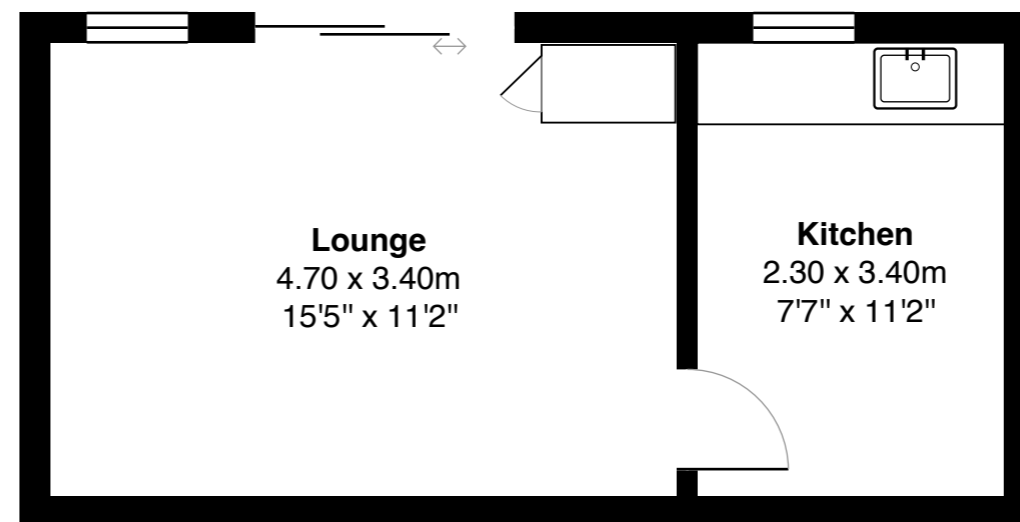


Upstairs there are four good size bedrooms, the master with built in wardrobes and en-suite shower room. The large family bathroom is located on the upper level and consist of White three piece suite.The comfortable home has gas central heating and double glazing.





Gross internal floor area (m²): 114m²
EPC Rating: C





Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. A single garage is on hand. A well designed summer house is located in the rear gardens. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.

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.

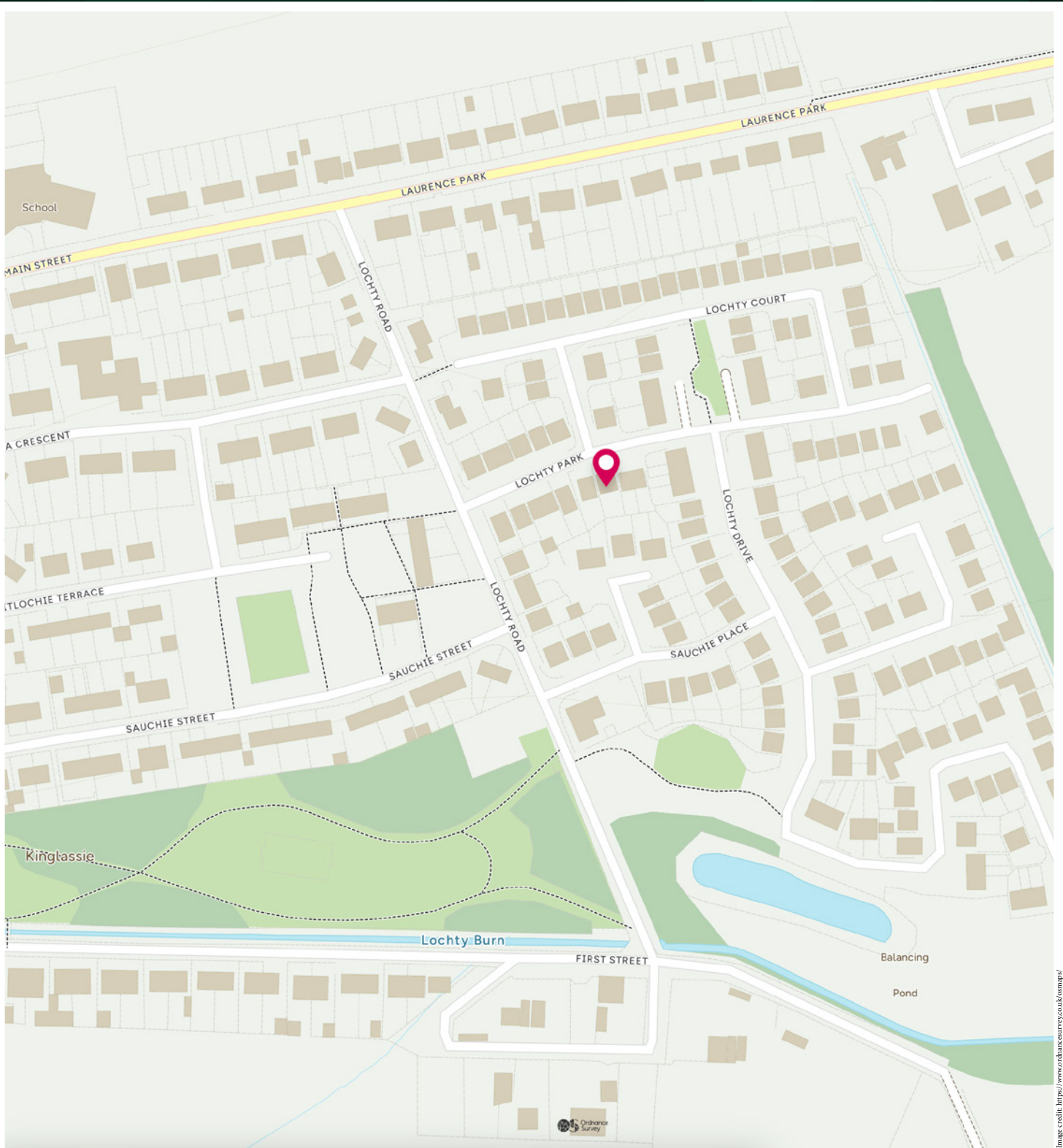


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.