



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01592 800 695

**142 High Street**  
LESLIE, FIFE, KY6 3DB



# 142 HIGH STREET *leslie*

Leslie provides a full range of local amenities including shops, restaurants, library, Doctors and Dentists surgeries, pharmacy and Primary School. The village boasts a range of leisure activities and clubs including a nine-hole golf club and a long established bowling club. It is also home to the longest-running amateur dramatic society in Fife. Leslie House was home to the 19th Earl of Rothes and his wife, Countess of Rothes, made famous by her heroics on the Titanic. The Village has been awarded for her floral display and has her own well subscribed local Gala.

For the commuter, the A92 allows swift access to Edinburgh and the central Scotland motorway network and there are railway stations at both Thornton and Markinch. The school bus for Dollar Academy passes the door and good secondary schooling can be found in nearby Glenrothes.

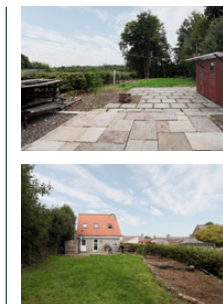
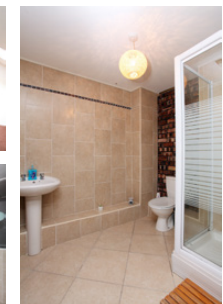
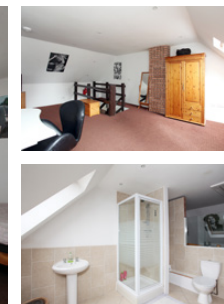
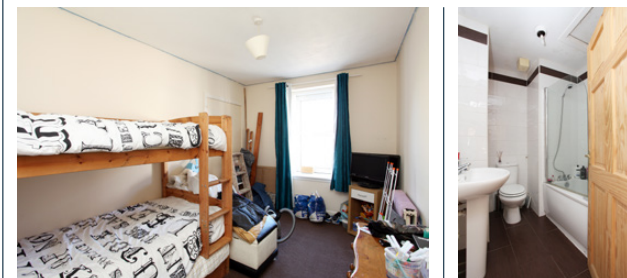
Within a short distance is the Balgeddie House Hotel and Fountain Spa and the award-winning, Hotel of the Year, Balbirnie House Hotel. Glenrothes is unique in Fife as the majority of the town's centre is contained indoors with Fife's largest indoor centre, the Kingdom Shopping Centre providing a great deal more than normal requirements. The town has a variety of recreational facilities including a newly built regional sports centre, civic centre with theatre.

142 high street is a unique but very interesting property. The cottage is a delightful one bedroom villa in walk-in condition and comprises of entrance through a solid wooden door into the lounge which leads to all apartments on this level. The lounge is a good size with front facing window which floods the room with natural light. The kitchen boasts a good range of wall and base units. A lovely shower room is also located on the ground level.

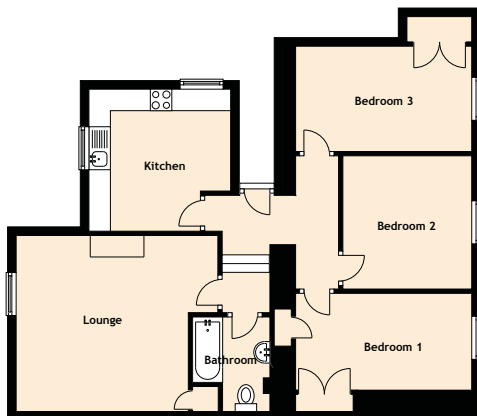
The upper level consists of a well-designed master bedroom which is double in size with built-in storage and a beautiful en-suite shower room.

142a high street is a three bedroom flat which can be a buy to let investment or first-time buyers purchase. Entrance to the property is from the rear which in turn leads to the entrance hallway. There are three spacious bedrooms to the front of the property with ample space for free standing furniture. The lounge is located to the rear with views over the garden grounds. The kitchen is a good size with a wealth of wall and base units. The three-piece family bathroom completes the accommodation on offer.

Both properties benefit from gas central heating and double glazing.







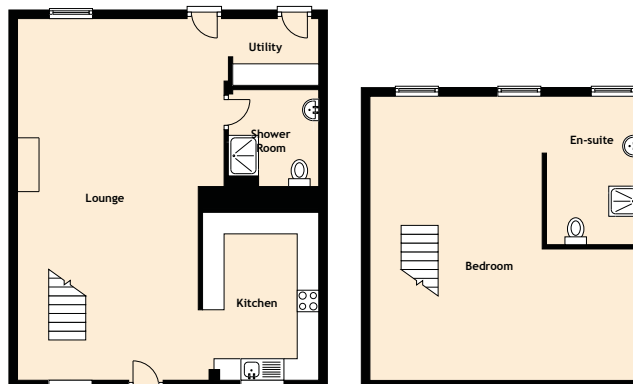
Approximate Dimensions (Taken from the widest point)

#### Flat

Lounge	4.70m (15'5") x 4.10m (13'5")
Kitchen	3.30m (10'10") x 3.30m (10'10")
Bedroom 3	4.10m (13'5") x 2.45m (8')
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 2.75m (9')
Bathroom	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and blinds.



Approximate Dimensions (Taken from the widest point)

#### Cottage

Lounge	8.40m (27'7") x 4.80m (15'9")
Kitchen	3.90m (12'10") x 2.70m (8'10")
Utility	2.00m (6'7") x 1.55m (5'1")
Shower Room	2.25m (7'5") x 2.10m (6'11")
Bedroom	6.60m (21'8") x 6.25m (20'6")
En-suite	3.45m (11'4") x 2.15m (7'1")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: D

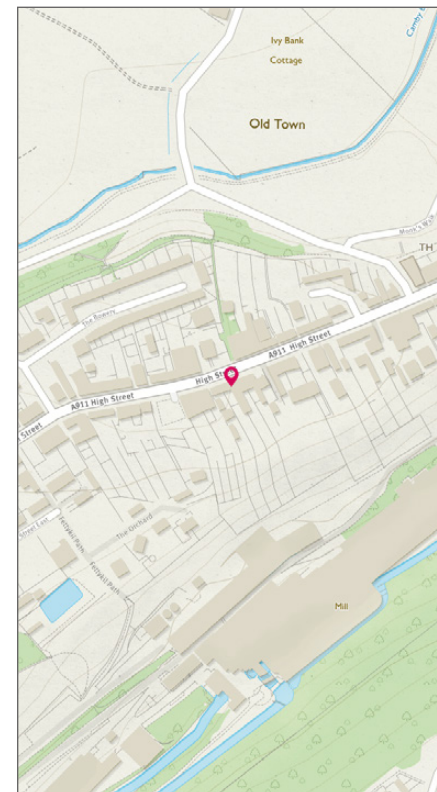


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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Tel. 01592 800 695

[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  
**ALLY CLARK**  
Designer



  
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than normal requirements. The town has a variety of recreational facilities including a newly built regional sports centre, civic centre with theatre.

142a high street is a unique but very well designed property split over two levels. The cottage is a delightful two bedroom villa in walk-in condition and comprises of entrance through a solid wooden door into the open planned lounge/kitchen/family room which leads to all apartments on this level. The lounge is a good size with rear facing window which floods the room with natural light. The kitchen boasts a good range of wall and base units. A lovely shower room is also located on the ground level.

The upper level consists of two well-designed bedrooms which are both double in size. There is also a beautiful shower room completing the accommodation.

Externally the garden grounds to the front and the rear are spacious and offer a safe environment for children and pets.

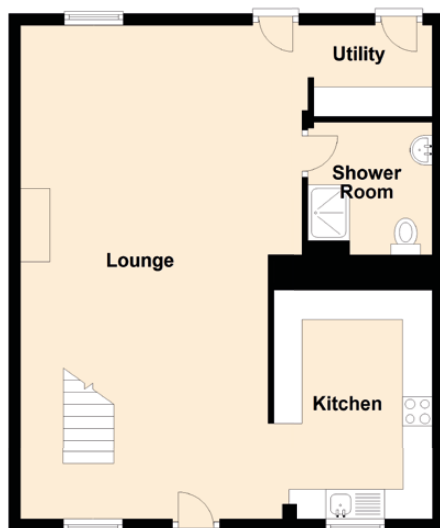
Viewing is highly recommended to appreciate the accommodation on offer.



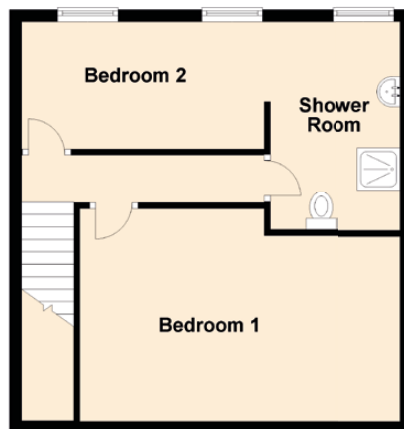


# SPECIFICATIONS & details

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Lounge	8.40m (27'7") x 4.80m (15'9")
Kitchen	3.90m (12'10") x 2.70m (8'10")
Utility	2.00m (6'7") x 1.55m (5'1")
Shower Room	2.25m (7'5") x 2.10m (6'11")
Upper Shower Room	3.45m (11'4") x 2.15m (7'1")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and blinds.

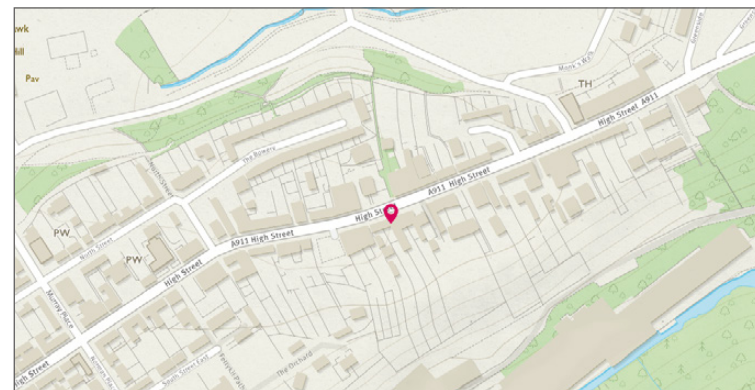


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