




McEwan Fraser Legal
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10 West Park

LOCHGELLY, FIFE, KY5 9BS

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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.



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10 West Park is a delightful mid-terraced villa in move-in condition. The property has been upgraded by the present owners both inside and out and is in excellent order.

There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window. There is a fully fitted kitchen/dining area to the rear with a full range of floor and wall mounted units and there's space for a table and six chairs. There is a door leading to a rear entrance with a handy storage cupboard.

To the upper level, there are two bedrooms and ample storage with loft access. The large three-piece family bathroom completes the accommodation on offer. Double glazing and gas central heating has been installed throughout.

Ample off-street parking is provided to the side of the property. There are attractive garden grounds to the rear which are well stocked.

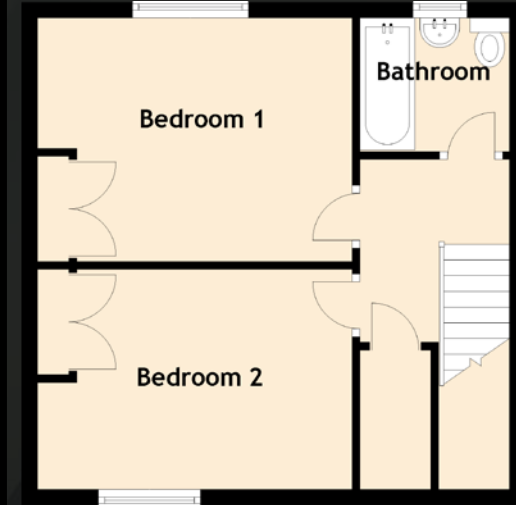
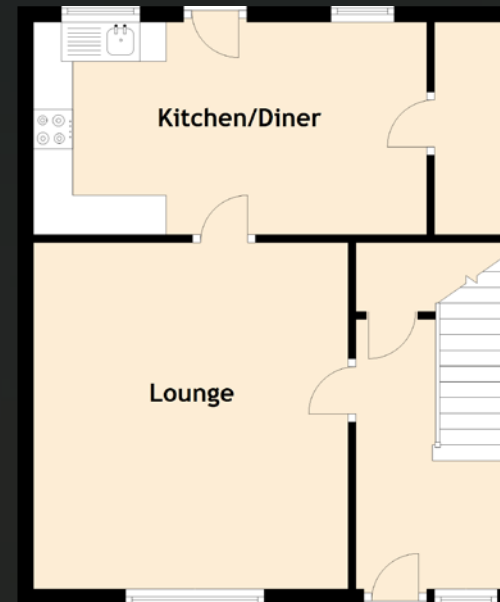


"...THE PROPERTY HAS BEEN UPGRADED BY THE PRESENT OWNERS BOTH INSIDE AND OUT AND IS IN EXCELLENT ORDER..."



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.00m (16'5") x 2.70m (8'10")
Lounge	4.40m (14'5") x 4.00m (13'1")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 80m²
EPC Rating: E

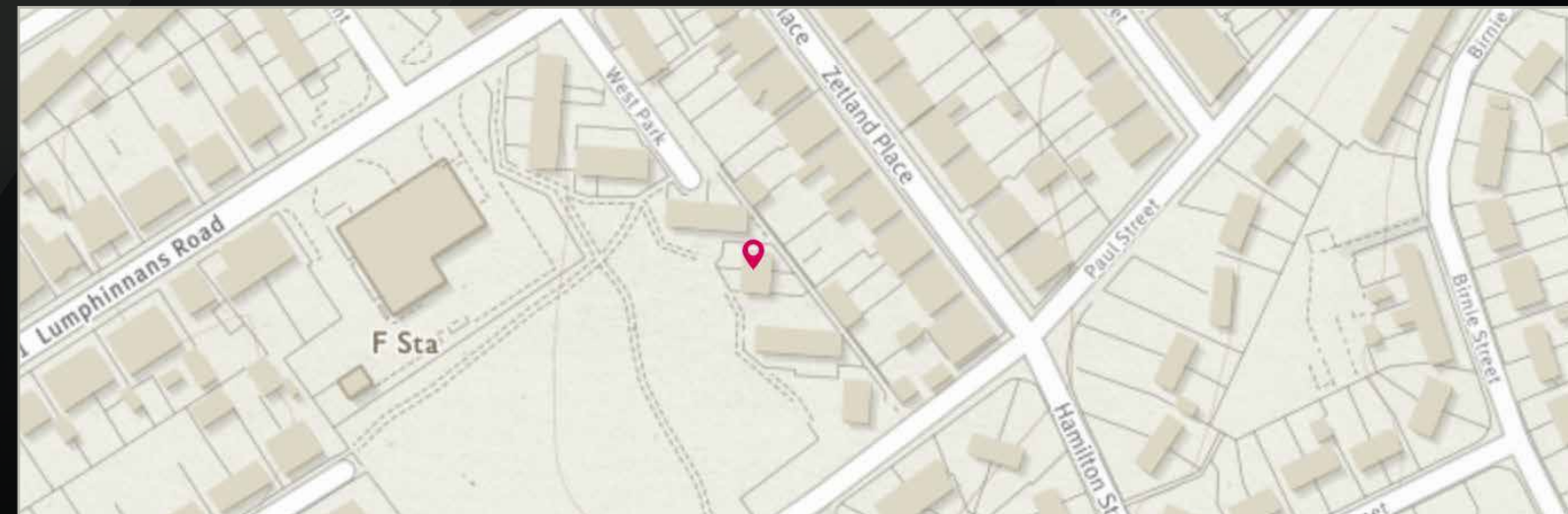


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**Part
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