




McEwan Fraser Legal

Solicitors & Estate Agents

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Lilywood Lodge, 1a Lochty Drive

KINGGLASSIE, LOCHGELLY, FIFE, KY5 0YW

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Kinglassie lies a few miles north of the Forth Road Bridge and the property itself is only a few minutes 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.

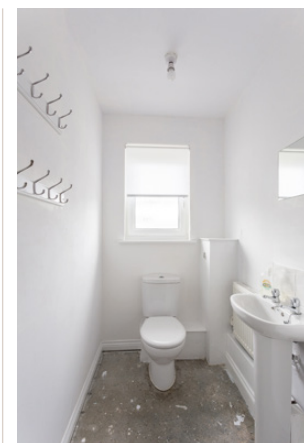
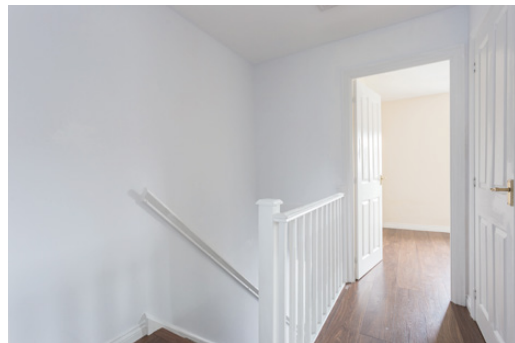
A mile northeast of Kinglassie, immediately to the south of the Goatmilk Hills, is Fife Airport, a centre for general aviation and leisure flying.

McEwan Fraser Legal is delighted to market this two bedroom mid-terraced villa in walk-in condition.

Entrance to the property is through a double glazed front door into the hallway which leads to the bright lounge. The spacious lounge is pleasantly located to the front with a window leading out to the front garden. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and french doors leading to the rear south-facing garden, also on this level there is a handy WC.

The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are two spacious good sized bedrooms on this level with views across the countryside. This completes the accommodation on offer. The property further benefits from double glazing, gas central heating and large driveway. This is a must-see to appreciate the accommodation on offer.

The client is also offering buyers £500 to choose their own floor coverings for the lounge, hall and lower floor WC.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.50m (11'6")
Kitchen	4.50m (14'9") x 2.70m (8'10")
Bedroom 1	3.50m (11'6") x 2.70m (8'10")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")
WC	1.50m (4'11") x 1.30m (4'3")

Gross internal floor area (m²): 71m² | EPC Rating: C

Extras (Included in the sale): Integrated appliances, window dressings, blinds, floor coverings and corner shed.

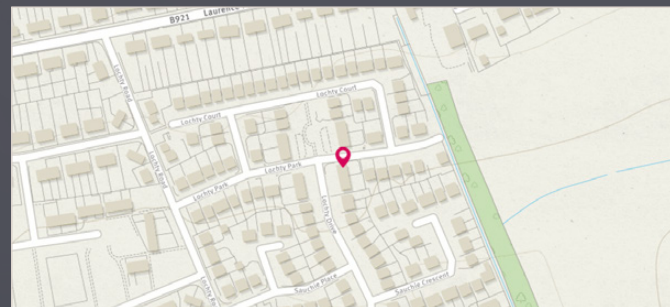


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