



### **9** Parliament Place

KINGLASSIE, LOCHGELLY, FIFE, KY5 0XD

01592 800 695



### LOCHGELLY KINGLASSIE, FIFE, KY5 0XD

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.

## 9 PARLIAMENT PLACE

### KINGLASSIE, LOCHGELLY, FIFE, KY5 0XD

McEwan Fraser Legal is delighted to present this two-bedroom end-terraced villa located within the popular area of Kinglassie, Fife. Inside, the property comprises of:

- Partially-tiled, fully-fitted kitchen with an integrated electric 4-hob oven and extractor hood
- Rear vestibule with access to the side garden and an under stairs storage cupboard
- Spacious living area with sliding glass double-doors leading to the rear garden
- Two double bedrooms which include integrated storage wardrobes
- Partially-tiled four-piece bathroom suite with an overhead shower

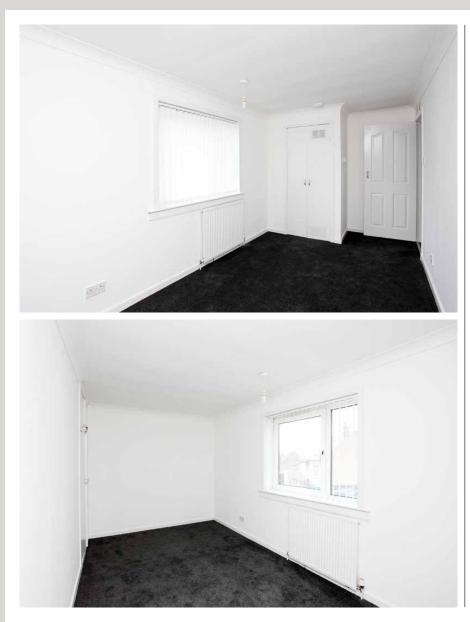
This property also benefits from gas central heating, full double glazing, private garden grounds surrounding the property, including a driveway to the front which, along with the single garage, accommodates for secure off-street parking for up to two cars, while there is more than adequate on-street parking to accommodate for visitors.













#### Approximate Dimensions (Taken from the widest point)

ounge	5.06r
Kitchen	4.00r
Bathroom	1.97r
Bedroom 1	5.04r
Bedroom 2	4.02r
Bedroom 1	5.04r

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: D

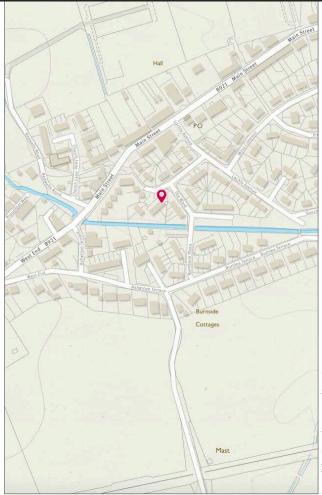
Extras (Included in the sale): All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings.



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6m (16'7") x 3.55m (11'8")
0m (13'1") x 2.41m (7'11")
7m (6'6") x 1.88m (6'2")
4m (16'6") x 2.41m (7'11")
2m (13'2") x 3.55m (11'8")
4m (16'6") x 2.41m (7'11")
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# SPECIFICATIONS

FLOOR PLA, DIMENSIONS & MAP







Solicitors & Estate Agents

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Designer