

36 Paxton Crescent

LOCHGELLY, FIFE, KY5 9ET



*DETACHED THREE BEDROOM
BUNGALOW WITH DETACHED GARAGE*



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McEwan Fraser Legal is delighted to present this charming, detached three-bedroom bungalow, ideally situated on a generous plot. Offering both comfort and convenience, this property is perfect for those seeking a peaceful and spacious home.

The bungalow is accessed via a side entrance, leading to a welcoming hallway that provides access to all rooms. A useful storage cupboard is located here, housing the gas-fired boiler that serves the domestic hot water and central heating.

The living room offers a side aspect, flooding the room with natural light, and provides access to the UPVC conservatory, which is a wonderful addition to the home. The conservatory features a solid roof and heating, ensuring it can be enjoyed year-round while offering views of and direct access to the rear garden.



The kitchen/dining room is bright and functional, with ample cupboard space for storage, as well as room for a dining table and chairs, making it the perfect spot for family meals or entertaining guests.

The kitchen is equipped with built-in appliances, including an oven, hob, and dishwasher, while there is also space for a washing machine and an upright fridge freezer.



The property boasts three generously sized double bedrooms, each offering plenty of space and storage. Two of the bedrooms come with two double wardrobes, providing excellent hanging space. There are two bathrooms at the property, one comprising a three-piece suite with a bath, and the other a three-piece shower room with a double shower for added convenience.





Bedroom 2

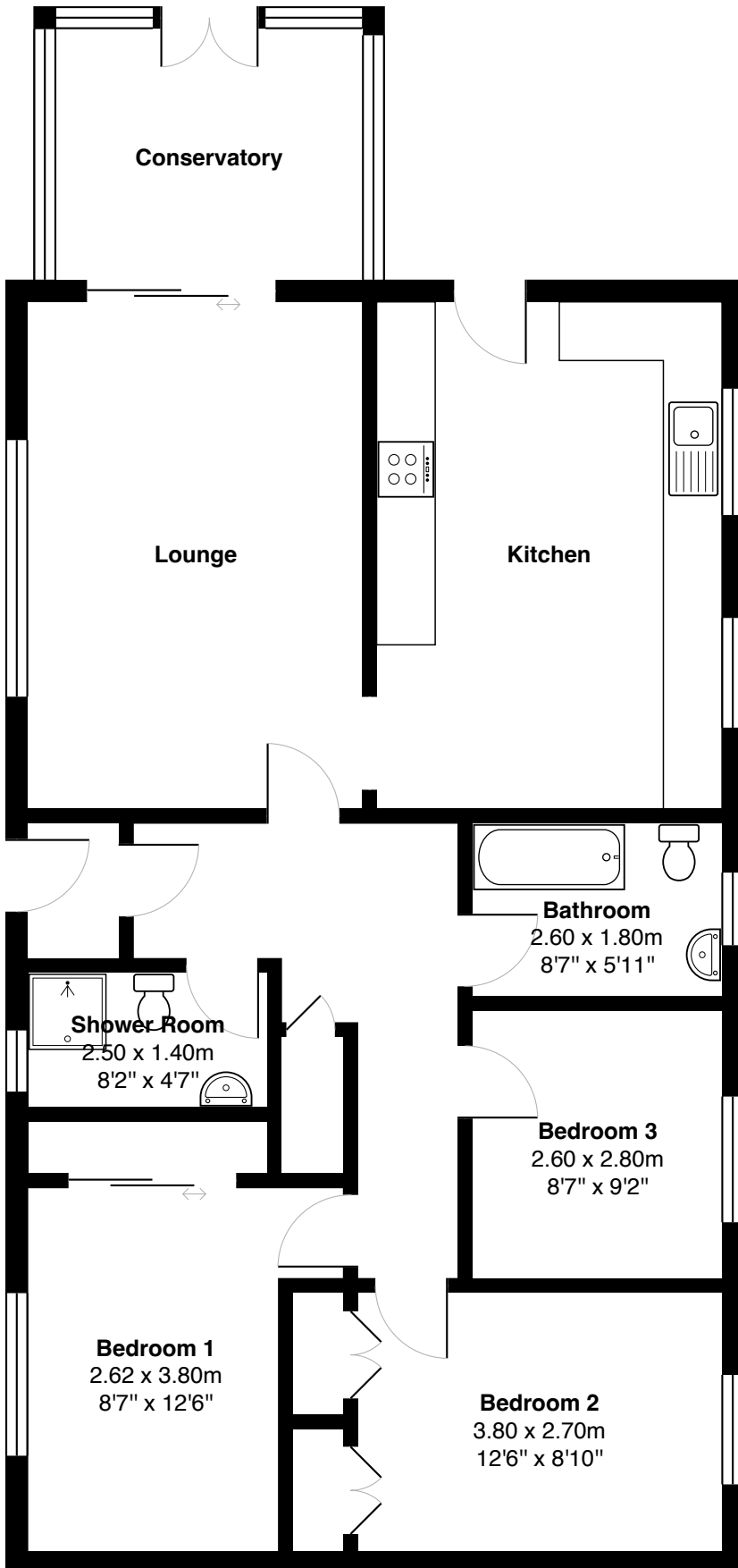




Bedroom 3







Gross internal floor area (m²): 93m²

EPC Rating: C

Floor Plan



Outside, the garden is a delightful feature, surrounded by fencing and filled with a variety of shrubs and flowers, creating a tranquil outdoor space. At the rear of the property, there is a small park area laid to lawn, which is accessible to all residents, offering an additional space for recreation or relaxation. To the side of the property, a driveway provides ample off-street parking and leads to a detached tandem-length garage. This garage is equipped with light and power, offering further potential for storage or a workshop. The property also benefits from UPVC windows throughout, ensuring both energy efficiency and low maintenance.

Offered with no onward chain and being vacant, this property presents an excellent opportunity for those looking to move in without delay. An internal inspection is highly recommended to fully appreciate the space and potential this lovely bungalow has to offer.

The Property

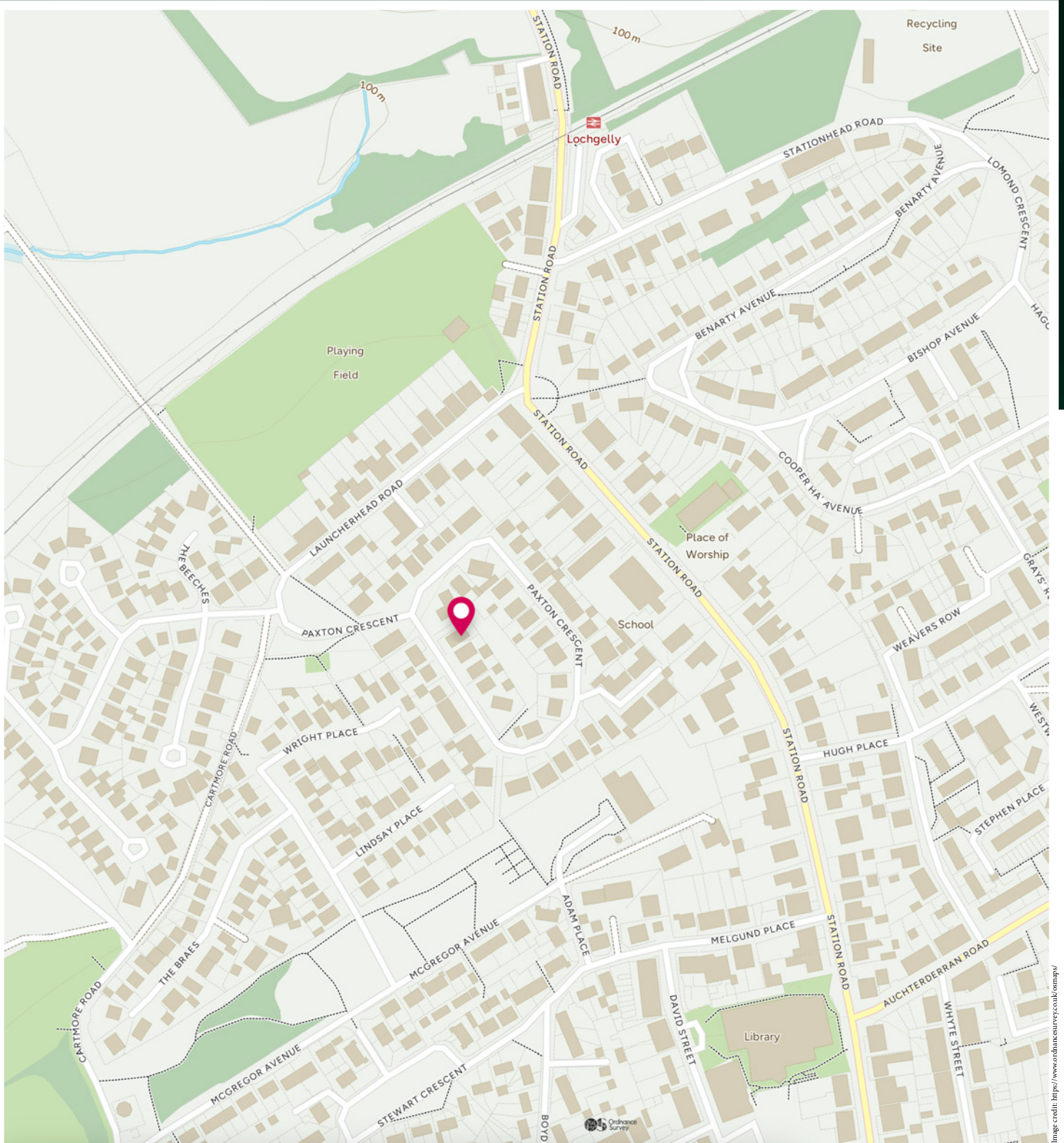


LOCHORE MEADOWS COUNTRY PARK

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. 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. But for a more extensive shopping trip, 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.

The Location



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