



**McEwan Fraser Legal**

Solicitors & Estate Agents

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The Old Church

63 MAIN STREET, KINGLASSIE, LOCHGELLY, KY5 0XA



KINGLASSIE

LOCHGELLY, KY5 0XA

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.

THE OLD CHURCH

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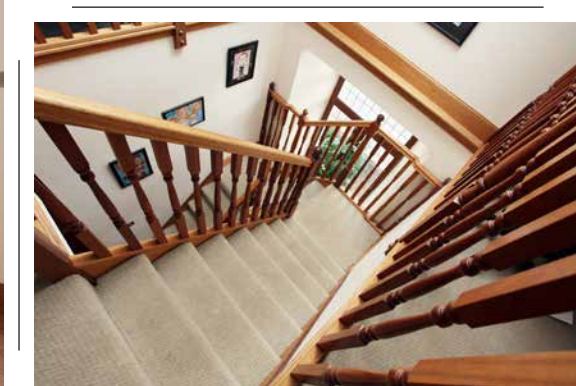
The Old Church is a unique and wonderful listed building, family home, well located in the village of Kinglassie. On entering the property you can see how much space and flexibility the property has.

The property has been well maintained by the current owners and is in move-in condition. There is a welcoming reception hall with stairs leading to the upper level.

We are delighted to offer to the market this superb, four-bedroom detached house, situated within a popular residential area. Room dimensions are generous and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home. The immediately impressive lounge has large picture windows with an open outlook, flooding the room with natural light. The kitchen/dining area has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as the oven, hob, extractor hood. The separate utility room has space provided for the washing machine and tumble dryer. A handy study/ bedroom four can also be found on this level with a large window overlooking the garden.

The upper-level comprises of a useful storage cupboard and three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and a spacious ensuite, all the bedrooms have a range of furniture configurations and are very adaptable to suit the needs of the new owner. A contemporary partially tiled three-piece family bathroom completes the impressive accommodation internally.

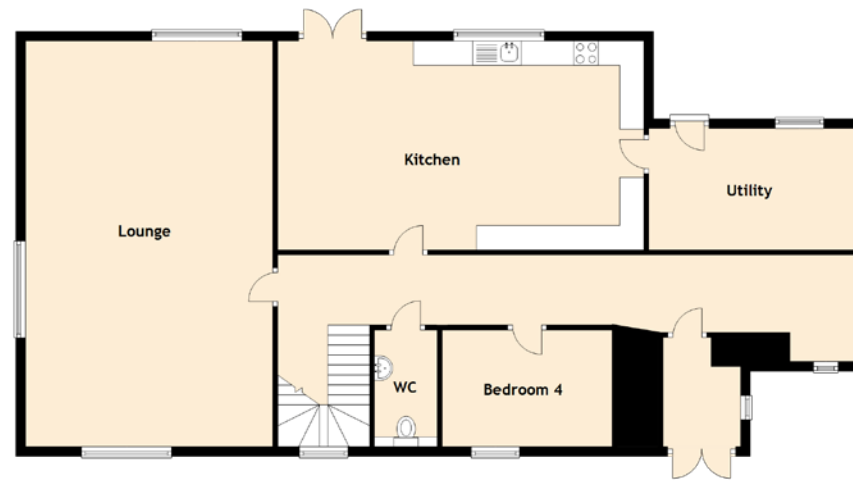
There are well-tended front and rear gardens. To the front of the property, a well maintained private garden and a driveway providing off-road parking for up to two vehicles.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

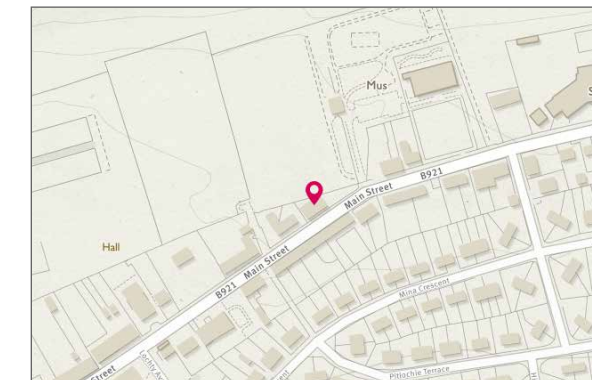
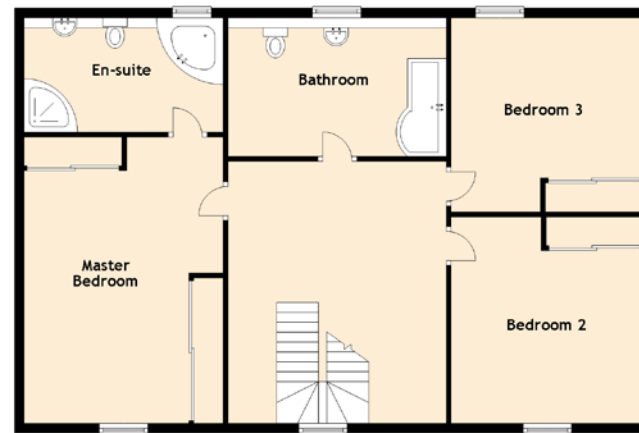
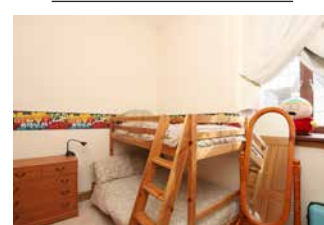


Approximate Dimensions (Taken from the widest point)

| | |
|----------------|-------------------------------|
| Lounge | 8.35m (27'5") x 5.10m (16'9") |
| Kitchen | 7.55m (24'9") x 4.30m (14'1") |
| Utility | 4.30m (14'1") x 2.50m (8'2") |
| Master Bedroom | 5.90m (19'4") x 4.10m (13'5") |
| En-suite | 4.10m (13'5") x 2.40m (7'10") |
| Bedroom 2 | 4.30m (14'1") x 4.10m (13'5") |
| Bedroom 3 | 4.10m (13'5") x 4.00m (13'1") |
| Bedroom 4 | 3.50m (11'6") x 2.40m (7'10") |
| Bathroom | 4.50m (14'9") x 2.85m (9'4") |
| WC | 2.40m (7'10") x 1.30m (4'3") |

Gross internal floor area (m²): 237m² | EPC Rating: C

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






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Part
Exchange
Available

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Text and description
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Surveyor



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