

1 Longview

GLENCRAIG, LOCHGELLY, KY5 8AA



Spacious, elegantly proportioned period semi-detached property near to railway station



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Part exchange is available on this great-sized semi-detached home. There is spacious accommodation over two floors with elegant proportions and some period features.

THE LOUNGE



The accommodation comprises; a vestibule, sitting room, lounge, dining kitchen, and good storage on the ground floor. Both the public rooms have feature fireplaces and dual aspects.

THE DINING ROOM



THE KITCHEN





The upper floor offers three bedrooms with the Principal bedroom enjoying a spacious dressing room or study and an en-suite shower room with a modern finish. The family bathroom still retains a coloured bathroom suite, and stripped wood flooring. The space is staggering!

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3

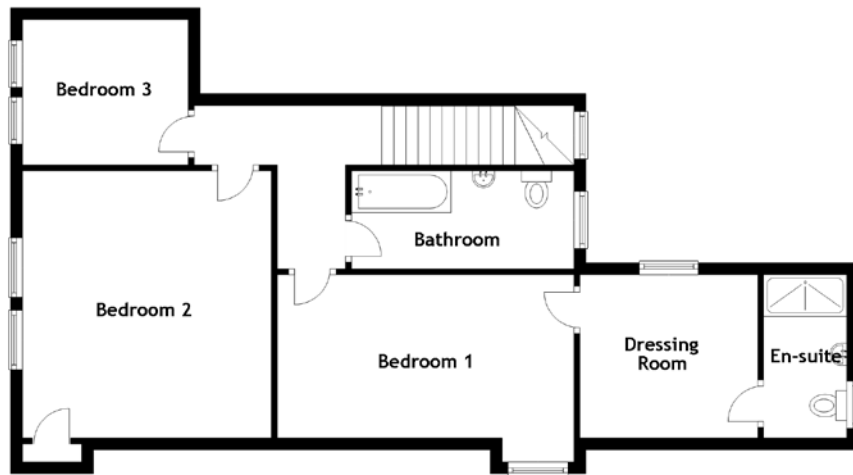
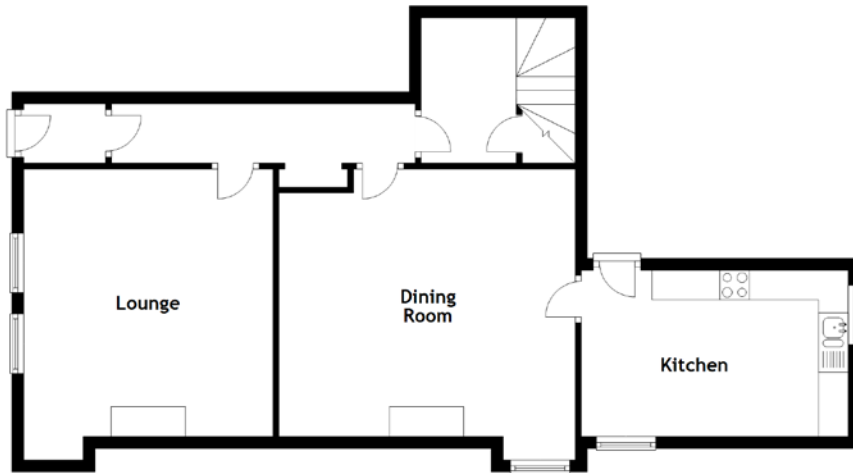


Externally there is a garage, parking, and a good size garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

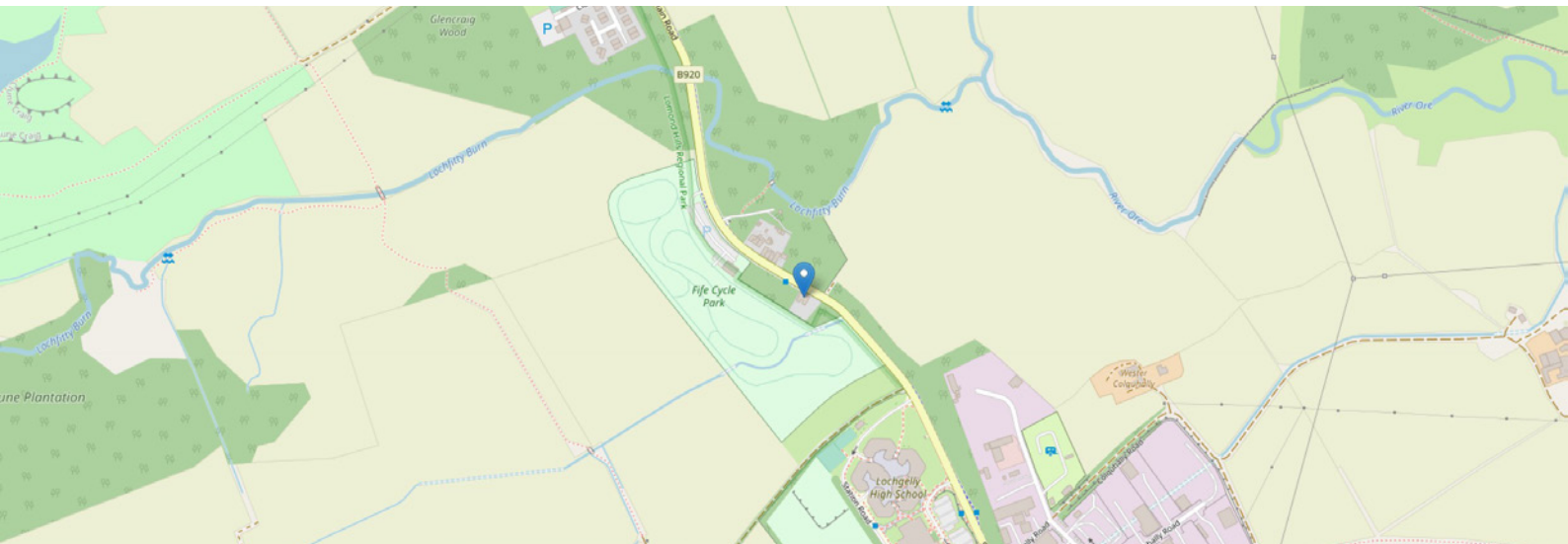


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'9")
Dining Room	5.00m (16'5") x 4.90m (16'1")
Kitchen	4.50m (14'9") x 2.80m (9'2")
Bathroom	3.75m (12'4") x 1.55m (5'1")
Bedroom 1	5.00m (16'5") x 2.75m (9')

Dressing Room	3.00m (9'10") x 2.75m (9')
En-suite	2.75m (9') x 1.40m (4'7")
Bedroom 2	4.50m (14'9") x 4.00m (13'1")
Bedroom 3	2.80m (9'2") x 2.45m (8')

Gross internal floor area (m²): 135m²
EPC Rating: E



THE LOCATION

Glenraig sits just outside the town of Lochgelly and lies a few miles north of the Forth Road Bridge with excellent commuter links to the motorway network. Lochgelly railway station provides quick and easy commuting access with direct lines to Edinburgh.





Within the area, there is a wide choice of local amenities including local schooling at both primary and secondary levels. There are good local amenities including 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 a driving range, shooting, fishing and a variety of water sports. Dunfermline is home to the Fife Leisure Park including a multi-screen cinema, bowling alley, gym, garden centre, bingo hall and many restaurants. A major feature of this home is the closed loop cycle circuit located nearby creating an ideal sporting opportunity for the cyclist.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer

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