




McEwan Fraser Legal

Solicitors & Estate Agents

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41 Benarty Avenue

LOCHGELLY, FIFE, KY5 9EF



THE LOCATION

LOCHGELLY, FIFE

Nestled within the heart of Fife, the charming town of Lochgelly captivates with its rich history, vibrant community spirit, and picturesque surroundings. This town, surrounded by lush landscapes and steeped in local character, offers a delightful blend of tradition and modernity.

Lochgelly is known for its welcoming atmosphere and friendly locals, creating a tight-knit community where a warm greeting is never far away. The town's historic roots are evident in its architecture, with landmarks like St. Serf's Church adding a touch of timeless charm to the landscape.

Surrounded by scenic beauty, Lochgelly boasts an array of outdoor spaces for residents to enjoy. Lovers of the great outdoors can explore the nearby Loch Ore and Loch Leven, offering tranquil settings for walks, picnics, and moments of reflection. The surrounding countryside provides a peaceful backdrop, inviting residents to explore the beauty of the Fife region. The town center, with its mix of local shops, eateries, and community spaces, forms the heartbeat of Lochgelly. From traditional pubs to modern cafes, the diverse culinary offerings cater to a range of tastes. The monthly market, a local favorite, adds a lively touch to the community, providing a platform for local vendors to showcase their goods.





THE PROPERTY

41 BENARTY AVENUE

PART EXCHANGE IS AVAILABLE. McEwan Fraser Legal is delighted to present this delightful three-bedroom semi-detached villa where modern elegance meets spacious living. This home promises a harmonious blend of style, comfort, and thoughtful design, making it a truly inviting home.

As you step inside, the spacious rooms unfold, offering a sense of openness. Each area is meticulously presented to enhance both functionality and aesthetics, providing an ideal canvas for your personal touch. The kitchen stands as a testament to modernity and style, equipped with contemporary fittings and designed with both efficiency and elegance in mind. This culinary space is not only functional but also a visual delight, creating a focal point for daily living and entertaining.

The bathroom mirrors the same level of sophistication, offering a stylish retreat for relaxation. Modern fixtures and tasteful design elements come together to create a space that seamlessly combines form and function.

Outside, the landscaped garden beckons, providing an extension of the living space and a serene retreat for outdoor enjoyment. Whether it's a quiet morning coffee or a gathering with friends, this thoughtfully designed garden enhances the overall appeal of the property.

This three-bedroom semi-detached villa is more than just a home; it's an invitation to experience the perfect synthesis of modern living and timeless comfort. With its spacious interiors, stylish finishes, and a meticulously landscaped garden, this residence is poised to elevate your lifestyle. Seize the opportunity to make this villa your own. Contact us today to arrange a viewing and step into a home where sophistication and spaciousness harmonize seamlessly, creating a haven of comfort and style.





THE DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	6.05m (19'10") x 3.65m (12')
Kitchen	4.65m (15'3") x 2.60m (8'6")
Shower Room	2.00m (6'7") x 1.30m (4'3")
Bedroom 1	3.65m (12') x 3.15m (10'4")
Bedroom 2	3.65m (12') x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 3.10m (10'2")

Gross internal floor area (m²): 86m²
EPC Rating: D

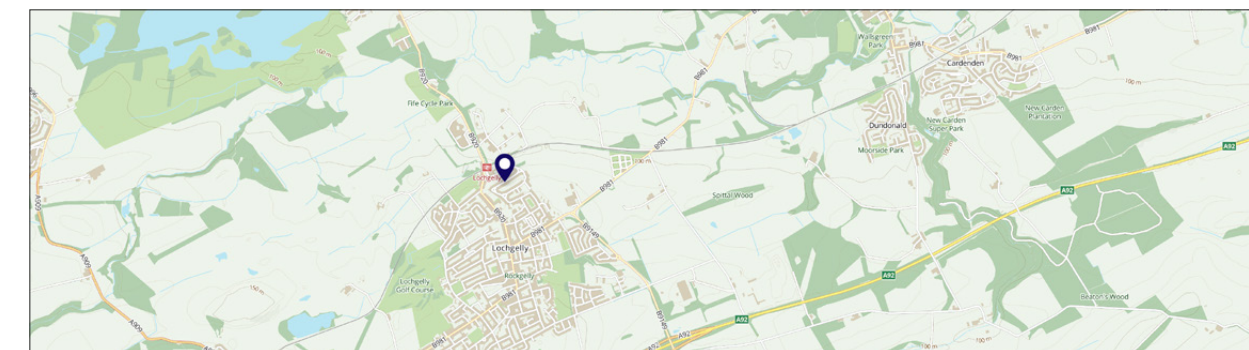
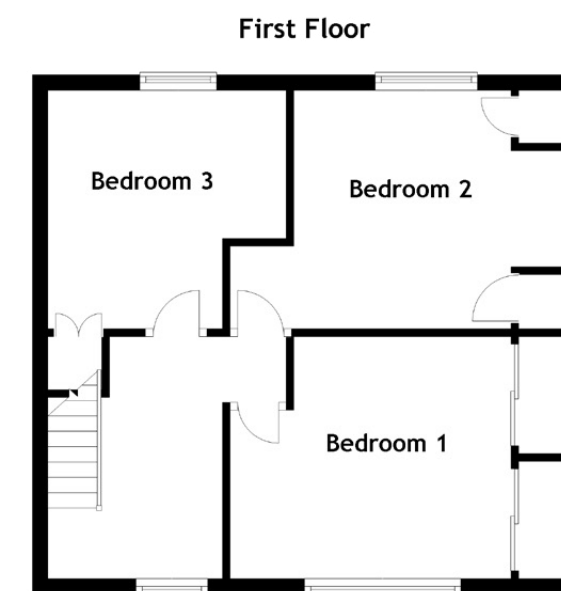
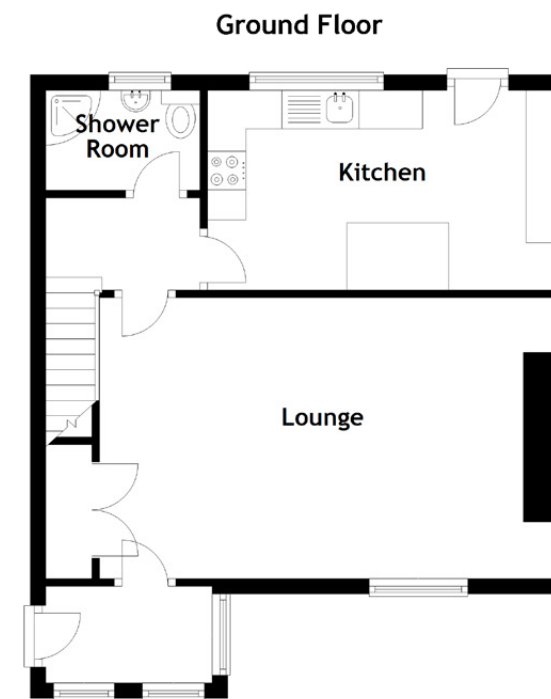


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**Part
 Exchange
 Available**

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