




McEwan Fraser Legal

Solicitors & Estate Agents

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112 Auchterderran Road

LOCHGELLY, FIFE, KY5 9DJ



Lochgelly

Lochgelly 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 this 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 driving range, shooting, fishing and a variety of water sports. Dunfermline is home to the Fife Leisure Park that includes a multi-screen cinema, bowling alley, gym, garden centre, bingo hall and many restaurants.



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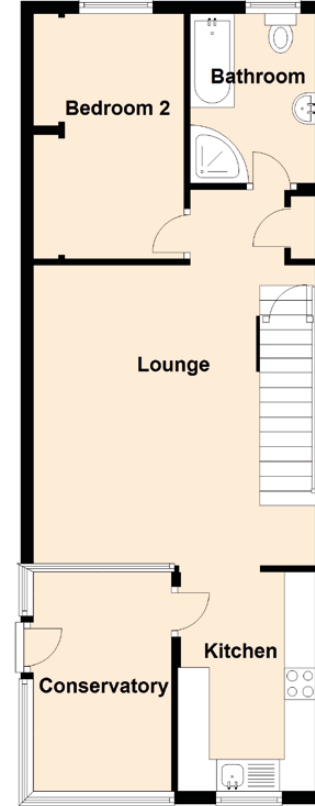
Auchterderran Road

FABULOUS THREE BEDROOM
SEMI-DETACHED VILLA WITH
A CONSERVATORY.

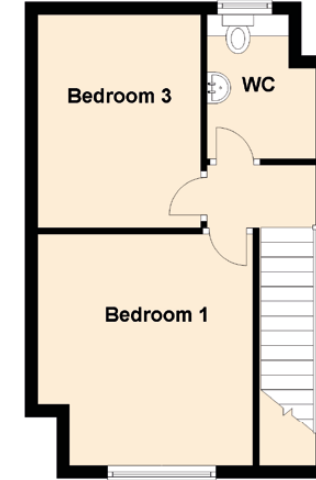
This is an excellent opportunity to acquire this semi-detached, three-bedroom villa with a garage and a driveway for several cars. The property has been beautifully extended to create additional living space by way of a conservatory. With a creative interior of good quality, this home is sure to please the discerning buyer and offers superb value for money. The front door opens into the conservatory with access to the kitchen. The lounge is open plan to the staircase with a window to the front of the house and an arch into the kitchen. This space is an ideal spot for family gatherings. An arched alcove adds interest and the room is beautifully decorated. A door from here opens to the inner hall with access to the family bathroom and bedroom one. The carpeted staircase rises to the upper floor with two more bedrooms and a toilet with wash hand basin. Externally, this home is well positioned within the community with the front and side of the house laid in gravel for off road parking. The garden to the rear is bounded by wooden fencing and is laid to gravel and slab for ease of maintenance.

GARAGE AND LARGE DRIVE
SUITABLE FOR CARAVAN OR
BOAT OR SEVERAL VEHICLES.





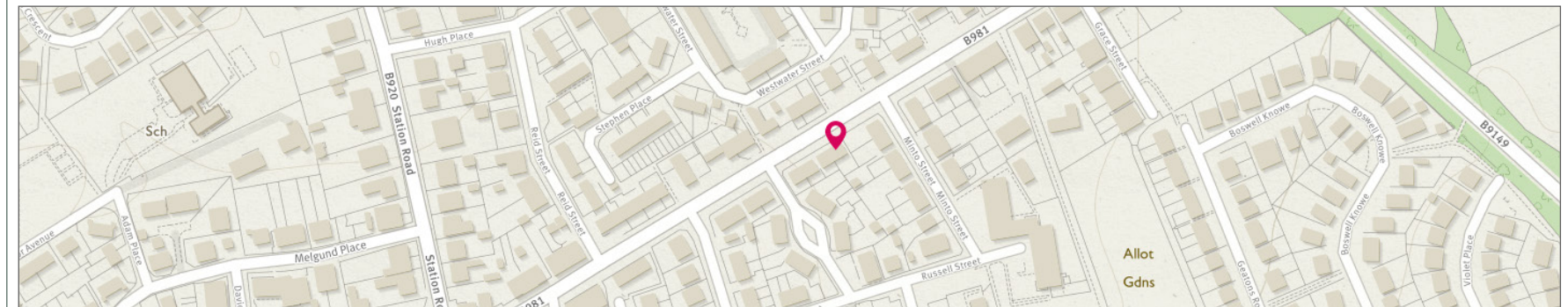
Property Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 2.50m (8'2")
Kitchen	3.50m (11'6") x 2.20m (7'3")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 2.40m (7'10")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bathroom	2.70m (8'10") x 2.00m (6'7")
WC	2.30m (7'7") x 1.74m (5'8")
Conservatory	3.50m (11'6") x 2.30m (7'7")

Gross internal floor area (m²): 88 EPC Rating: D






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**Part
 Exchange
 Available**

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Text and description
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 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



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 Designer