

# 57 Lochgelly Road

COWDENBEATH, FIFE, KY4 9HD



*Wonderful five-bedroom family home  
on generous garden grounds*



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McEwan Fraser Legal are delighted to bring to market 57 Lochgelly Road, a spacious and beautifully presented executive detached villa, individually built with generous garden grounds. This superb property boasts five bedrooms (two with en-suite facilities), a beautiful lounge and separate family room with a stunning kitchen/diner and the potential to extend with a double detached garage.

# THE LOUNGE



Entered via the impressive hallway with a feature staircase, the ground floor accommodation flows well and is ideal for modern family living. The lounge is located at the front of the property with a large window flooding the room with light.

# THE KITCHEN/DINER



The open-plan kitchen is an area which could be used either as an informal dining area or as a family room which is flooded with natural light and overlooks the rear garden. The kitchen is beautifully designed with a good range of floor and wall units.



# THE FAMILY ROOM



On the ground floor, the property boasts a generously sized family room, complete with picturesque windows and double doors leading to the garden, alongside a fifth bedroom. Additionally, this level includes a convenient cloakroom and WC.



An impressively turned stair rises to a well-proportioned first-floor landing where four further bedrooms are accessed. There are three double bedrooms and a single, two of which benefit from en-suite shower facilities. All four bedrooms have handy built-in storage space. In addition, there is a lovely family bathroom situated next to bedroom four.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



boasts five bedrooms (two with en-suite facilities)



# BEDROOM 3



# BEDROOM 4

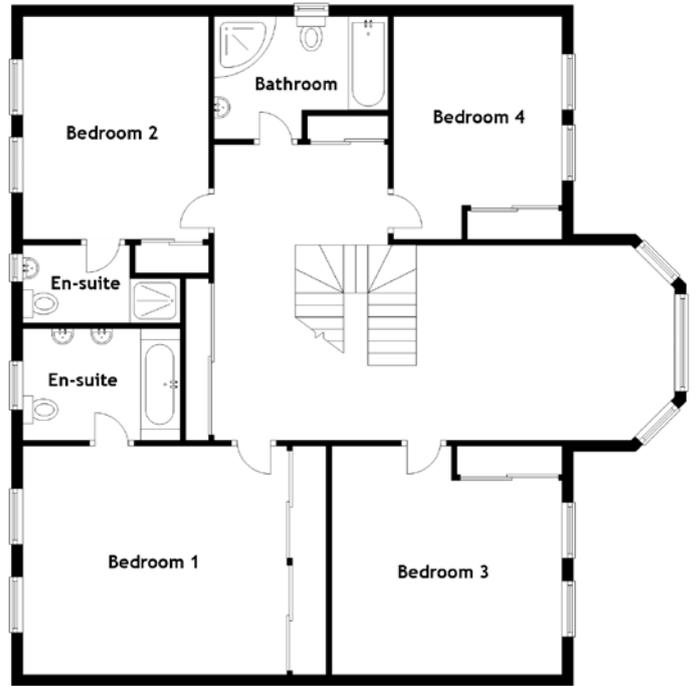
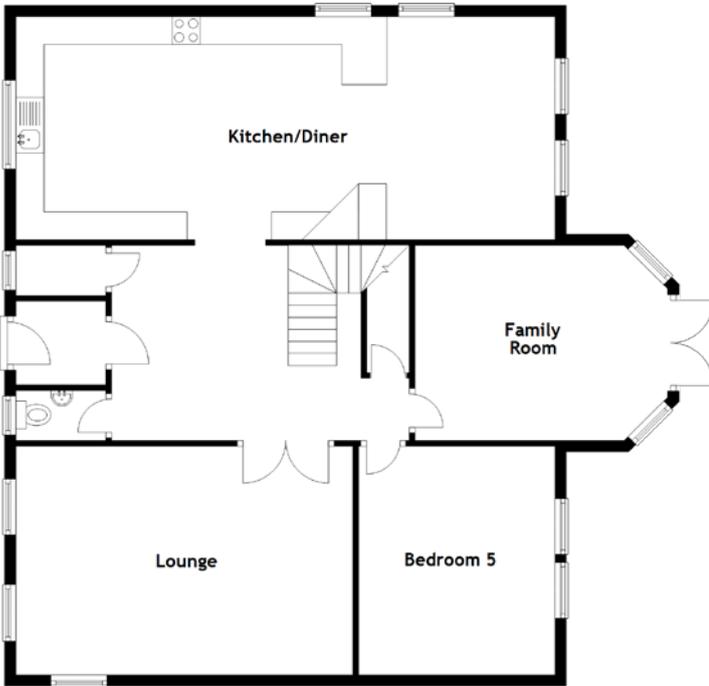


Externally the property is surrounded by well-maintained gardens, which are low maintenance and enjoy lovely views. There is ample off-street parking provision for several vehicles in addition to a large double garage with access to the main house.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge 6.00m (19'8") x 4.10m (13'5")  
 Kitchen/Diner 9.60m (31'6") x 4.00m (13'1")  
 Family Room 4.50m (14'9") x 3.50m (11'6")  
 Bedroom 5 4.10m (13'5") x 3.50m (11'6")

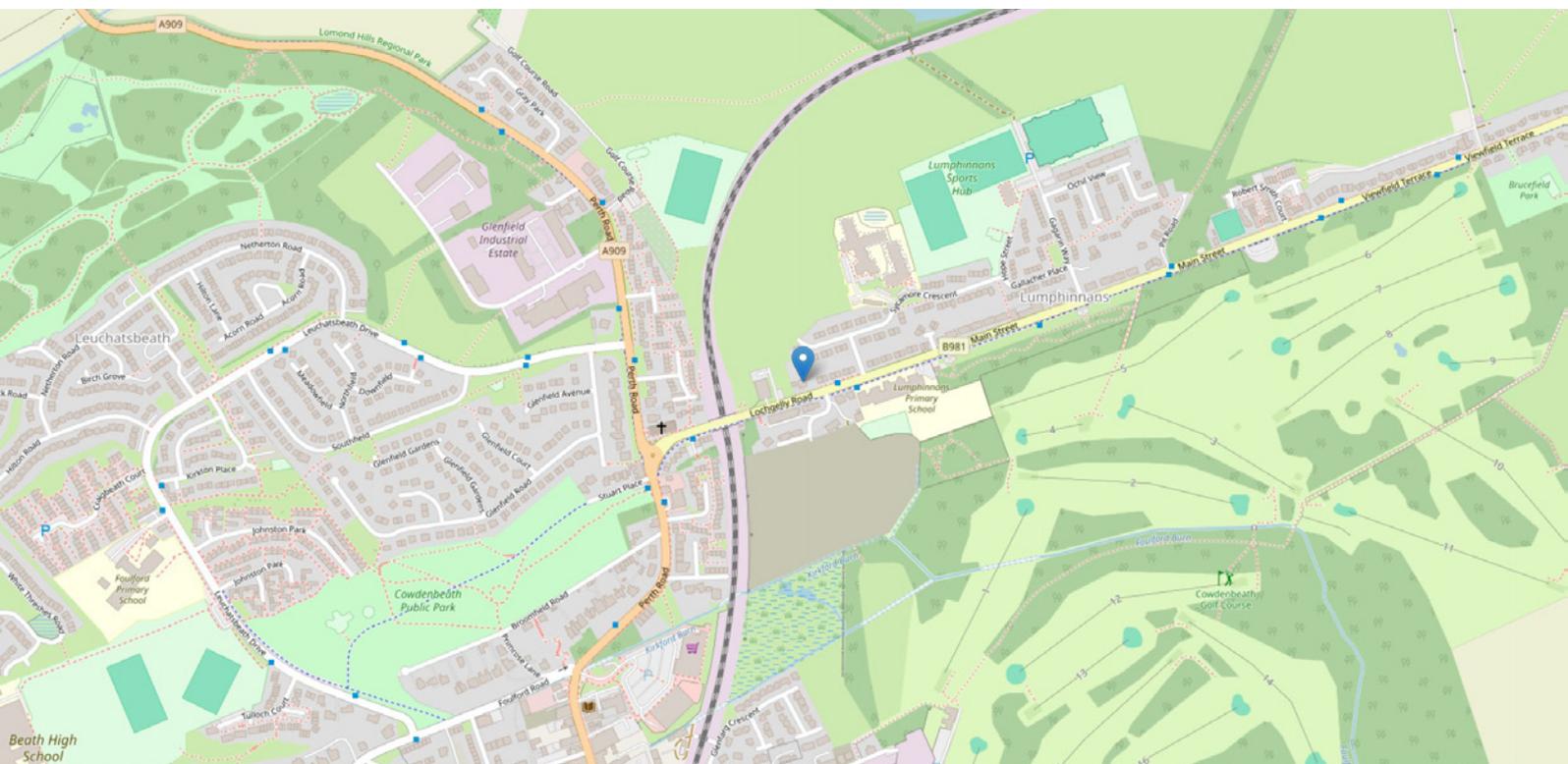
First Floor

Bathroom 3.10m (10'2") x 2.20m (7'3")

Bedroom 1 4.70m (15'5") x 4.10m (13'5")  
 En-suite 2.80m (9'2") x 2.00m (6'7")  
 Bedroom 2 4.00m (13'1") x 3.20m (10'6")  
 En-suite 2.80m (9'2") x 1.40m (4'7")  
 Bedroom 3 4.10m (13'5") x 4.10m (13'5")  
 Bedroom 4 4.10m (13'5") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 242m<sup>2</sup>

EPC Rating: C



# THE LOCATION

Cowdenbeath lies in south-western Fife, It is some 5 miles north-east of Dunfermline and 18 miles north of the capital, Edinburgh. Cowdenbeath has its own railway station situated just off the High Street, is on the Fife Circle Line with a half-hourly service to Edinburgh. The nearby Halbeath Park and Ride allows for onward travel to Edinburgh, Edinburgh Airport, and Glasgow.





There are three primary schools in the town and Cowdenbeath is also served by one secondary school, Beath High School, where Ian Rankin, the author of the Inspector Rebus novels attended. Ian Rankin is just one of a number of notable people from the Town. The town offers a medical practice, library, and post office along with a good variety of shops. Cowdenbeath Leisure Centre is located next to Central Park in the centre of the town and has a swimming pool, gym, indoor sports facilities and three all-weather pitches for tennis or football. A small skatepark is situated outside the leisure centre. There are a number of playing fields situated around the town. The western perimeter of Cowdenbeath merges into the neighbouring village of Hill of Beath and is bound by the natural landscape of the gentle slopes of the hill itself, and by Loch Fitty. The proximity of the M90 motorway to the south of Cowdenbeath, and to the east to a lesser extent also serves to define its lower boundary. The northern boundary of Cowdenbeath is characterised by a rural landscape, which merges into the Lochore Meadows Country Park, a very picturesque area that provides leisure and recreational outdoor amenities.



  
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