




McEwan Fraser Legal
Solicitors & Estate Agents
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63 Lochty Drive
KINGGLASSIE, FIFE, KY5 0YW



THE LOCATION

KINGGLASSIE, FIFE, KY5 0YW

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.

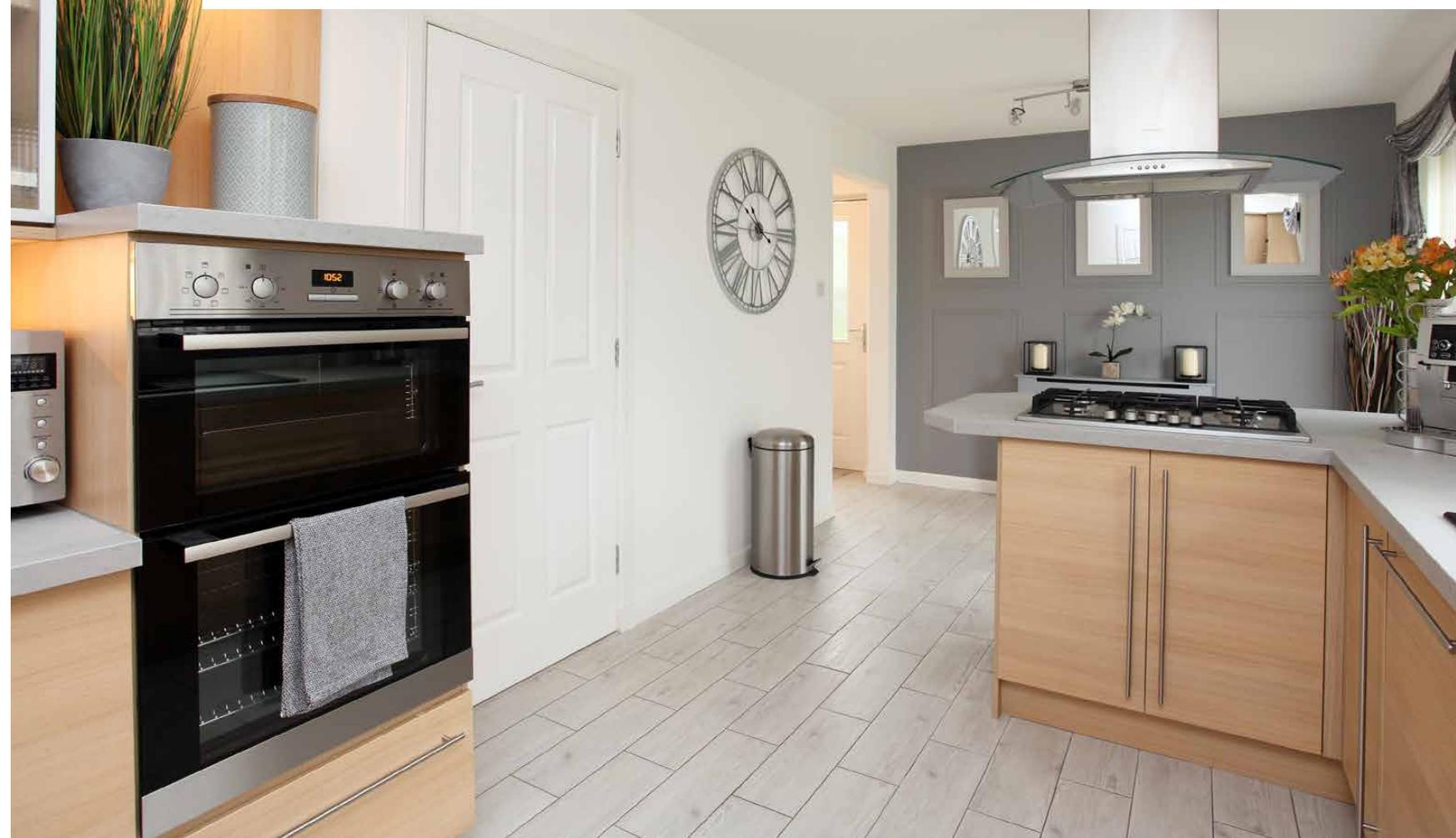
63 LOCHTY DRIVE

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McEwan Fraser Legal is delighted to present this 4/5 double bedroom house, situated in this very popular family estate, positioned towards the end of a cul-de-sac. The property is in showroom condition and has been skilfully upgraded and improved by the current owners. The detached house showcases excellent accommodation throughout, driveway for 2 cars plus double garage, private garden to the side and rear and backs onto fields giving good privacy. Inside, the property comprises of:

- Fully equipped kitchen with fitted appliances, breakfast room and access to the utility and garden.
- Spacious living area with lounge, dining room, family room or large 5th bedroom, cloakroom, kitchen/breakfast room and utility on the ground floor.
- 4/5 bedrooms which include built-in wardrobes in some of the rooms and nice views from the rear bedrooms.
- Family bathroom, master en-suite shower room and there is a Jack and Jill 3-piece shower room suite.

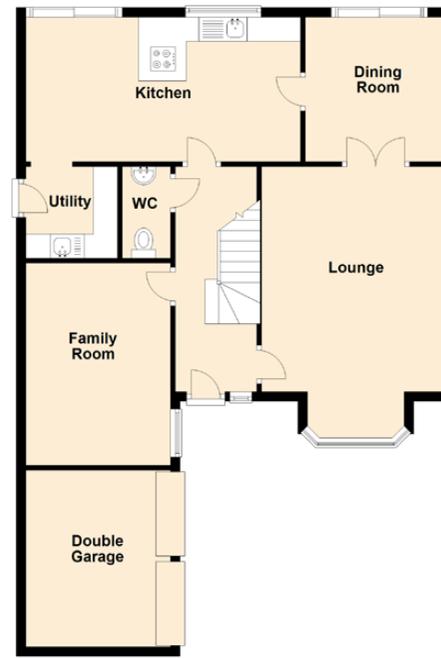
In addition to this, the property includes parking to the front with access to a double garage, large garden for the development with side garden too. This is a rare opportunity to acquire one of the largest more private houses in this desirable development.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.35m (17'7") x 3.85m (12'8")
Kitchen	5.70m (18'8") x 3.00m (9'10")
Utility	1.90m (6'3") x 1.90m (6'3")
Dining Room	3.00m (9'10") x 2.94m (9'8")
Family Room	4.20m (13'9") x 2.90m (9'6")
WC	1.90m (6'3") x 1.00m (3'3")
Bedroom 1	4.45m (14'7") x 3.86m (12'8")
En-suite	2.10m (6'11") x 1.50m (4'11")
Bedroom 3	3.65m (12') x 3.00m (9'10")
Jack and Jill En-suite	2.70m (8'10") x 1.30m (4'3")
Bedroom 4	3.00m (9'10") x 3.00m (9'10")
Bathroom	2.45m (8') x 1.70m (5'7")

Gross internal floor area (m²): 135m² | EPC Rating: C

Extras (Included in the sale): floor coverings, light fittings, fitted blinds throughout, fitted appliances and TV unit with fireplace under in the lounge.

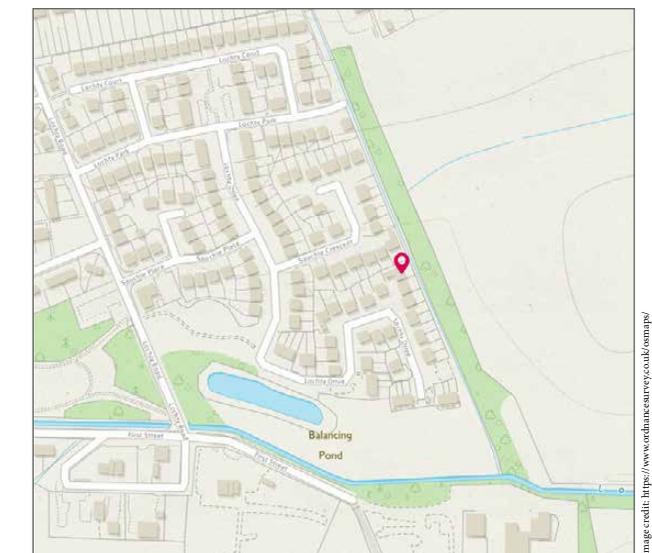


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