




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

West Strathmore
MAIN STREET, GLENCRAIG, FIFE, KY5 8AA



THE LOCATION

Glencraig, Fife

Glencraig 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 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. 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. A major feature of this home is the loop cycle circuit and is located nearby creating an ideal sporting opportunity for the cyclist.





“..carefully maintained over the years and is presented in immaculate order throughout...”



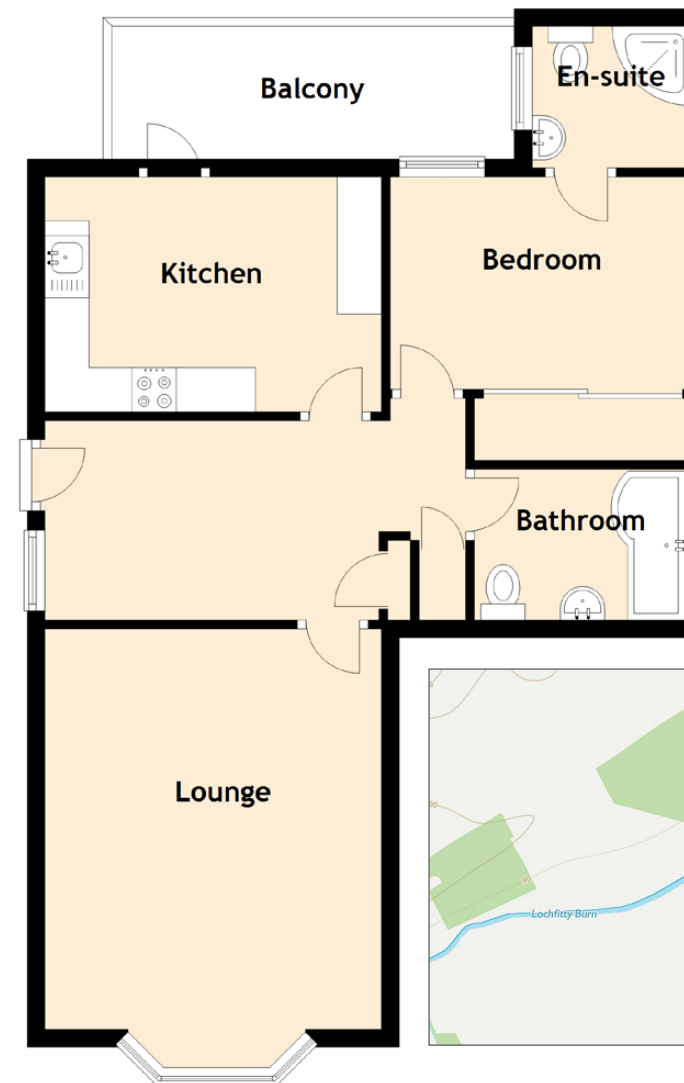
THE PROPERTY

West Strathmore

McEwan Fraser Legal is delighted to present west Strathmore, this delightful cottage is situated within a sought after location. The property has been carefully maintained over the years and is presented in immaculate order throughout. The property enjoys a central location and therefore provides access to a range of local facilities within a short walk.

The property itself has been well maintained by the current owner and offers comfortable accommodation. It would make for a fantastic first-time purchase. Benefits include gas central heating and double glazing. Internally the accommodation extends to an entrance hall, family bathroom with white suite, a bright lounge with feature bay window, a fitted kitchen with a selection of wall and base units with access to the raised balcony area with delightful views. Also to this level, you will find the double bedroom With a stylish en-suite, this completes the accommodation on offer.

The outside space includes low maintenance and well-matured front and rear gardens with off-street parking.



THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 2.65m (8'8")
Balcony	4.64m (15'3") x 1.60m (5'3")
Bedroom	3.40m (11'2") x 2.40m (7'10")
En-suite	1.80m (5'11") x 1.60m (5'3")
Bathroom	2.45m (8') x 1.70m (5'7")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

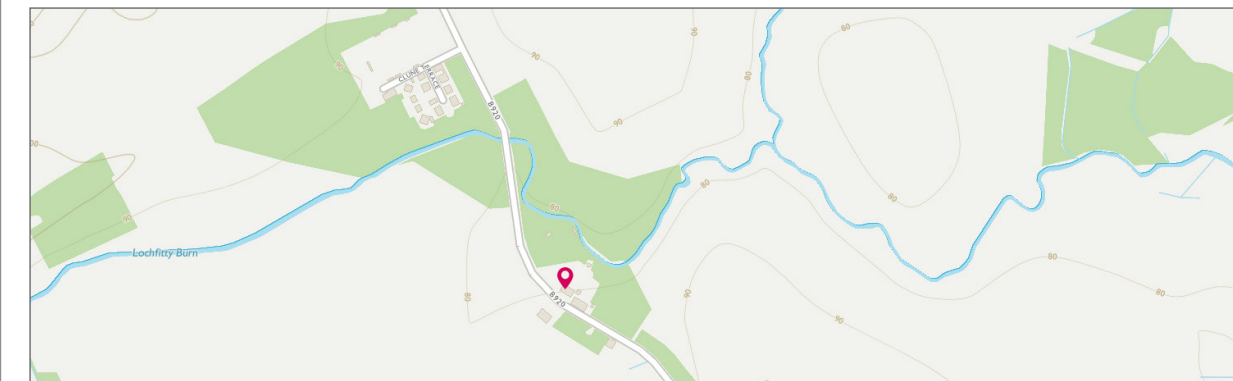


Image credit: <https://www.colmunsurvey.co.uk/map/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer