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KINGGLASSIE, FIFE, KY5 0YQ



THE LOCATION

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.



THE PROPERTY

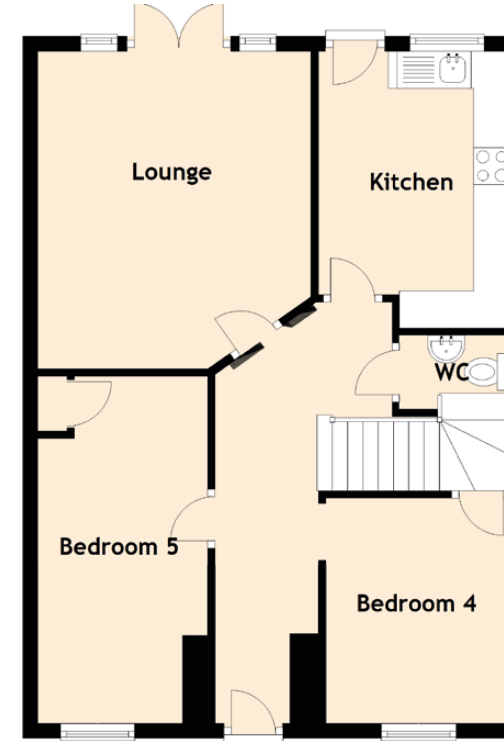
Part exchange is available making this an excellent opportunity to acquire this Detached villa with four or five bedrooms. The garage has been converted to provide additional living space, currently utilised as an additional bedroom but would equally work as a dining room, sitting room or playroom.

This home is sure to please the discerning buyer and offers superb value for money. The front door opens into the hall with access to the guest cloakroom comprising toilet and wash hand basin. The lounge is spacious with French doors to the rear of the house. The kitchen is fitted with a range of floor and wall-mounted units. A Back door opens to the garden. Also in the ground floor is the dining room, again currently utilised as a bedroom. The carpeted staircase rises to the upper floor with four bedrooms and the family bathroom. The master bedroom includes built-in wardrobes and an en-suite shower room.

Externally, parking is available to the front of the house. The garden to the rear is bounded by wooden fencing making it secure for children and dogs. The garden offers a decked area, Astroturf area and a summer house This is a must-see home.



GROUND FLOOR

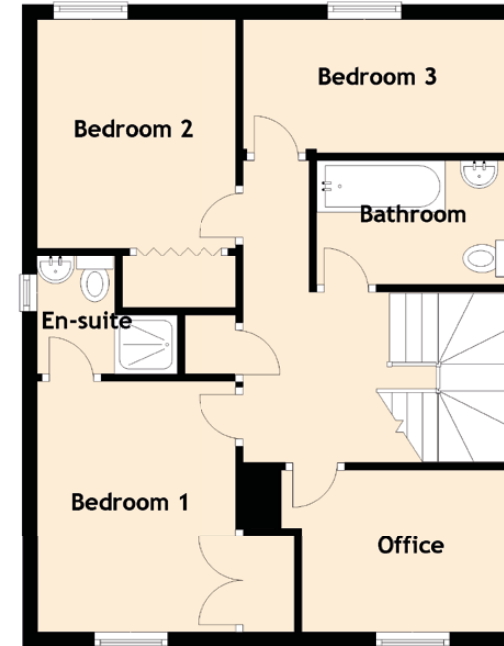


Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	4.30m (14'1") x 3.70m (12'2")
Kitchen	3.60m (11'10") x 2.60m (8'6")
Bedroom 4	3.30m (10'10") x 2.50m (8'2")
Bedroom 5	4.70m (15'5") x 2.30m (7'7")
WC	1.50m (4'11") x 1.00m (3'3")

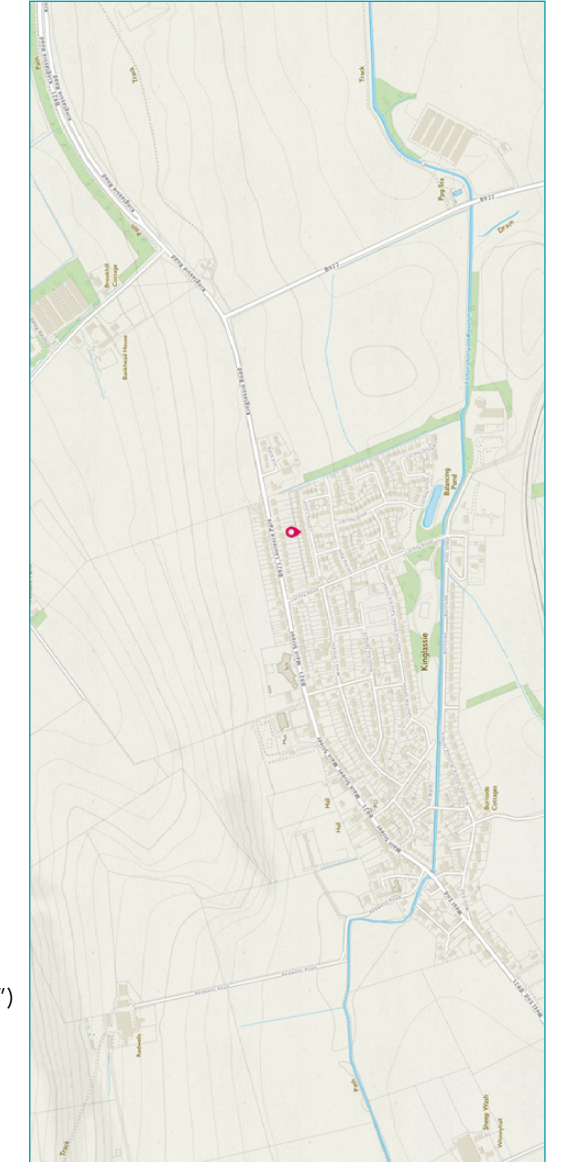
FIRST FLOOR



First Floor

Bedroom 1	3.40m (11'2") x 2.70m (8'10")
En-suite	1.90m (6'3") x 1.60m (5'3")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 2.10m (6'11")
Office	3.10m (10'2") x 2.20m (7'3")
Bathroom	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m²): 115m²
EPC Rating: C





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Part
Exchange
Available

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