




McEwan Fraser Legal

Solicitors & Estate Agents

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LOCHGELLY, FIFE, KY5 9AL



Lochgelly 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.

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 Lochgelly, immediately to the south of the Goatmilk Hills, is Fife Airport, a centre for general aviation and leisure flying.





McEwan Fraser Legal are proud to present this beautifully appointed semi-detached villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in move-in condition.

Entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front with a door leading to the kitchen. The kitchen/dining area has a full range of modern floor and wall mounted units. The dining area is a good size with access to the rear gardens.

To the upper level, there are three double bedrooms with the master benefiting from double wardrobes. The family bathroom completes the accommodation on offer.

The property features gas central heating and double glazing. Off-street parking is provided by a large driveway to the side of the property and there are well-maintained gardens to front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding.

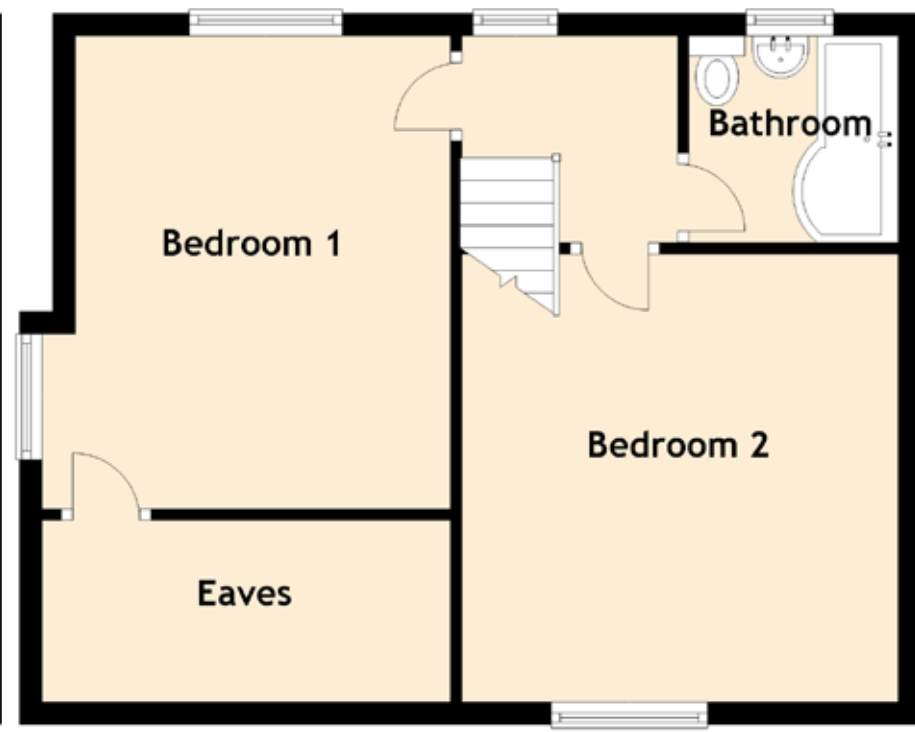
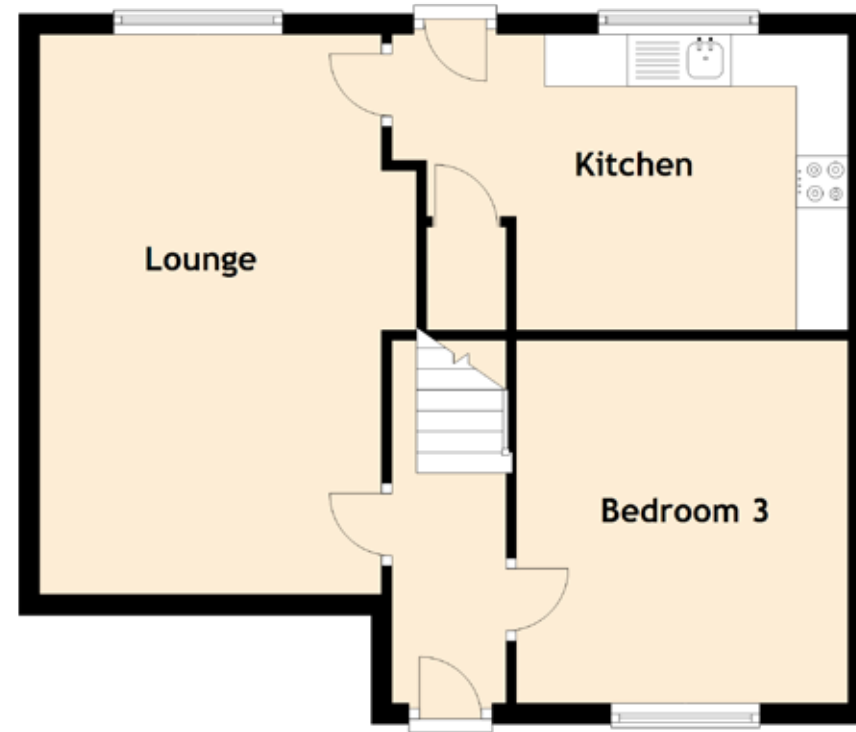




Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.30m (10'10")
Kitchen	4.40m (14'5") x 2.85m (9'4")
Bedroom 1	4.23m (13'10") x 3.65m (12')
Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")
Bathroom	1.90m (6'3") x 1.85m (6'1")

Gross internal floor area (m²): 84m²
EPC Rating: D






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