

88 Main Street

CROSSHILL, LOCHGELLY, FIFE, KY5 8AP



Wonderful four-bedroom detached house situated within a popular residential area



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this superb, four-bedroom detached house, situated within a popular residential area. Room dimensions are generous and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home.

THE LOUNGE



Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises a hallway entrance with access to all apartments on this level. The immediately impressive lounge has a large picture window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the dining area with wooden floors through the lounge and dining area, which has ample space for a table and six chairs for more formal dining with friends and family.

THE DINING ROOM



THE KITCHEN



The kitchen has been fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as the oven, hob, extractor hood, dishwasher and large double American fridge freezer. A spacious family area is located off the kitchen. A separate utility room has space for the washing machine and tumble dryer. A white three-piece shower room completes the ground floor accommodation.



THE FAMILY ROOM



THE SHOWER ROOM





The upper level comprises a useful storage cupboard and three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and all the bedrooms have a range of furniture configurations and are very adaptable to suit the needs of the new owner. Bedroom four is currently used as a TV/music room. A contemporary partially tiled three-piece family bathroom completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



There are well-tended side and rear gardens. To the side of the property, a well-maintained private garden and a driveway provide off-road parking for up to four vehicles. The rear garden is fully enclosed and provides a safe environment for animals and children.

EXTERNALS

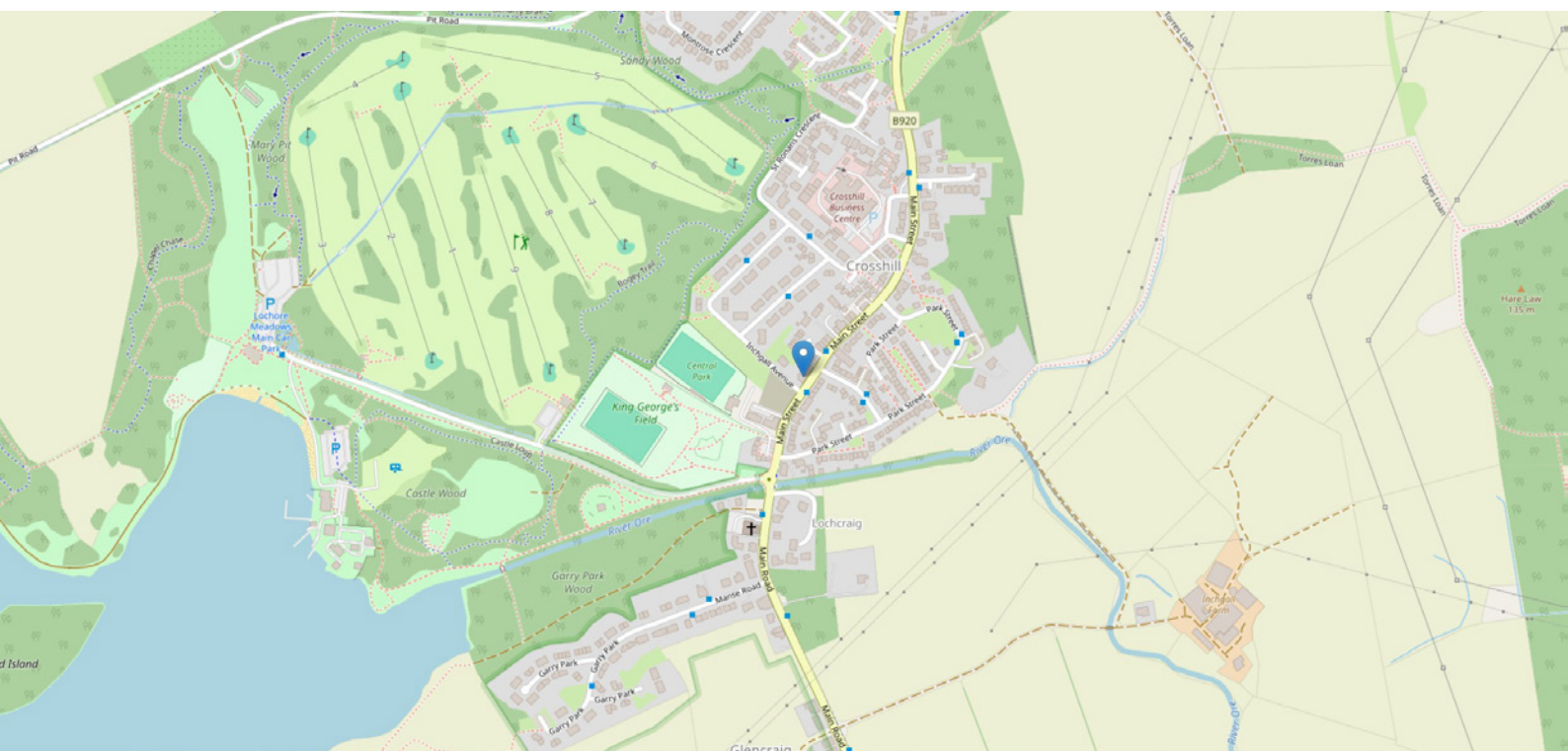


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 170m²
EPC Rating: D



THE LOCATION

Lochgelly 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 a 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.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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