



## 6 LOCHTY PARK KINGLASSIE, KY5 0YU

**£335,000**  
**FREEHOLD**

Outstanding new for sale this Executive Detached Villa upgraded/ modernised to an exceptional standard throughout whilst converting double garage to create a Annexe with 6th Bedroom - Lounge & 3rd En-Suite. Award Winning Home Sweet Home Estate Agents are proud to offer for sale a superb modern home for a growing family looking for indoor/ outdoor space comprising Ground Floor - Reception Hall - Sep WC - Lounge/ Dining Room with media wall - Luxury Dining Kitchen & Bosch appliances with concealed Utility Area - Annexe with 6th bedroom - Lounge & 3rd En-Suite. Stairs leads to galleried first floor landing with hatch to loft fully floored, power, light & ladder. Master Bedroom with En-Suite - Bedroom 2 with En-Suite. Three further bedrooms & family 4-piece bathroom. Externally extended drive provides off street parking for several cars. Private landscaped rear garden with South facing aspect with paved terrace, hot tub, summerhouse & tiered garden. Benefitting from DG- GCH - EPC C - HOME REPORT £350,000. Early Viewing Highly Recommended.



**home sweet home**  
**estate agents**  
your local property experts

# 6 LOCHTY PARK

• EXCEPTIONAL FLEXIBLE LUXURY MODERN DETACHED VILLA • 6 BEDROOMS 3 EN-SUITE SHOWER-ROOM • ANNEXE WITH LOUNGE/ BEDROOM & EN-SUITE • GENEROUS LOUNGE/ DINER WITH MEDIA WALL • LUXURY DINING KITCHEN & FITTED BOSCH APPLIANCES • FAMILY 4 PIECE BATHROOM - SEP WC • DG- GCH (WORCESTER BOILER) - EPC C - HOME REPORT £350,000 • 4 CAR DRIVEWAY - LANDSCAPED REAR GARDEN & HOT TUB • MODERNISED TO HIGH STANDARD THROUGHOUT • VIEWING HIGHLY RECOMMENDED



## FULL DESCRIPTION

Outstanding new for sale this Executive Detached Villa upgraded/ modernised to an exceptional standard throughout whilst converting double garage to create a Annexe with 6th Bedroom - Lounge & 3rd En-Suite. Award Winning Home Sweet Home Estate Agents are proud to offer for sale a superb modern home for a growing family looking for indoor/ outdoor space comprising Ground Floor - Reception Hall - Sep WC - Lounge/ Dining Room with media wall - Luxury Dining Kitchen & Bosch appliances with concealed Utility Area - Annexe with 6th bedroom - Lounge & 3rd En-Suite. Stairs leads to galleried first floor landing with hatch to loft fully floored, power, light & ladder. Master Bedroom with En-Suite - Bedroom 2 with En-Suite. Three further bedrooms & family 4-piece bathroom. Externally extended drive provides off street parking for several cars. Private landscaped rear garden with South facing aspect with paved terrace, hot tub, summerhouse & tiered garden. Benefitting from DG- GCH ( Worcester Boiler) - EPC C - HOME REPORT £350,000. Early Viewing Highly Recommended.

## LOCATION

Kinglassie is ideally placed for commuting throughout Fife & beyond. The town offers a wide variety of local shops, specialist stores, primary schooling, bowling club & lovely outdoor walks.

## RECEPTION HALL

Well-presented main entrance. Understairs storage. Downlighting. HIVE heating control. Laminate floor.

## SEP WC

Low level wc. Wash hand vanity unit. Frost DG window. Graphite radiator. Laminate floor.

## LOUNGE/ DINER

Generously proportioned main public room with DG windows to front & rear providing dual aspect. Feature media wall with colour changing electric fireplace. Coved edging. Chrome sockets & switches. Carpet.

## LUXURY DINING KITCHEN

Upgraded to a high standard to include a range of modern wall & base cabinets, island with breakfast bar. Wipe clean worktop inset sink & mixer tap. Integrated Bosch appliances to include 5 burner gas hob, double oven, extractor fan. 2 Fridge & 2 Freezer. Dishwasher. Under unit & low-level lighting. Chrome sockets & switches. Downlighting. Concealed utility area with additional storage & white goods to include washing machine & tumble dryer. Worcester Boiler housed. DG window to rear. Security door & separate DG French doors to paved terrace. Laminate floor.

## ANNEXE/ BEDROOM 1/LOUNGE/ EN-SUITE

Flexible alteration formerly the double garage featuring lounge/ sitting area - bedroom area with



fitted wardrobes/ storage. En-suite. 2 DG windows to front. Chrome sockets & switches. Laminate floor.

#### **EN-SUITE SHOWER-ROOM**

Corner Mira Sport electric shower with clear screens. Wash hand vanity unit with lit vanity mirror above. Low level wc. Extractor fan. Downlighting, Chrome towel radiator.

#### **STAIRS TO GALLERIED LANDING**

Good size landing leading to all upper accommodation. Loft access with pull down ladder, fully floored with storage fitted, power & light.

#### **MASTER BEDROOM**

Main bedroom access through a attractive arch. Fitted with wardrobes running width of room. DG window to front. Downlighting. Carpet.

#### **EN-SUITE SHOWER-ROOM**

Double walk-in shower with clear screen. Large wash hand vanity unit with lit vanity mirror above. Low level wc. Frost DG window. Extractor fan. Chrome towel radiator.

#### **BEDROOM 3**

Spacious third double bedroom with fitted wardrobes. DG window to front. Carpet.

#### **EN-SUITE SHOWER-ROOM**

Well-proportioned with rainfall shower, wash hand vanity unit with lit vanity mirror above, low level wc. Frost DG window. Chrome towel radiator. Extractor fan.

#### **BEDROOM 4**

Good size fourth double bedroom with double wardrobe. DG window to rear South facing aspect. Carpet.

#### **BEDROOM 5**

Fifth double bedroom. DG window to rear with South facing aspect. Downlighting. Carpet.

#### **BEDROOM 6**

Sixth bedroom could also be utilised as home office. DG window to rear south facing. Carpet.

#### **FAMILY BATHROOM/WC**

Comprising bath, separate shower with clear bi-fold screen. Wash hand basin. Low level wc. Frost DG window. Downlighting. Frost DG window. Tiled floor.

#### **FRONT GARDEN**

Laid to lawn with gated access to rear.

#### **LARGE DRIVEWAY**

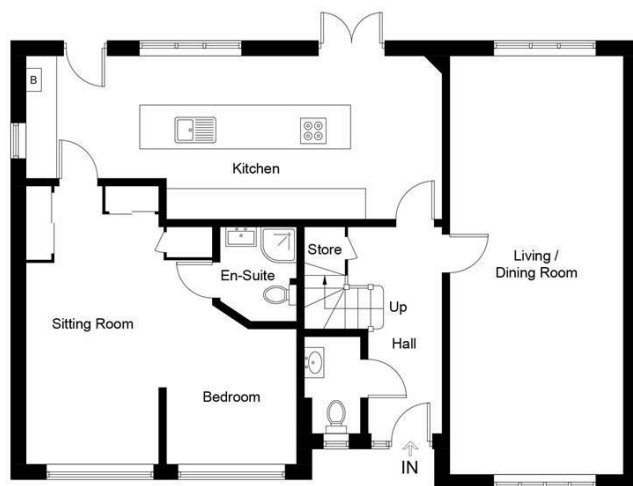
Provides off street parking for several cars.

#### **PRIVATE SOUTH FACING REAR GARDEN**

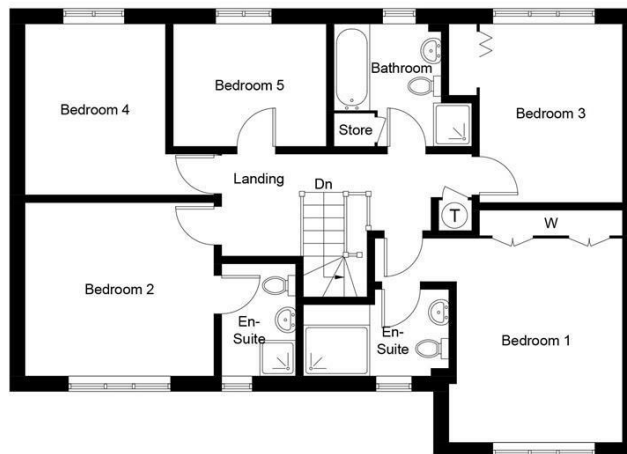
Generously proportioned private enclosed garden with South facing aspect. Features a large upper paved terrace laid with Indian sandstone. Steps laid with railway sleepers/ stone chips leads to lower levels incorporating Summerhouse & Hot Tub included in sale with lower paved patio. Power, light, water tap.

## **6 LOCHTY PARK**





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184241)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

79

86

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Home Sweet Home Estate Agents Fife  
Sales  
86 High Street  
Markinch  
Fife  
KY7 6DQ

01592 725370  
info@homesweethomemoves.co.uk  
www.homesweethomemoves.co.uk



**home sweet home**  
**estate agents**  
your local property experts