



10 LOCHTY DRIVE KINGLASSIE, KY5 0YW

£259,995
FREEHOLD

New for sale a well presented Extended Modern Detached Villa in popular residential development. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a spacious family home comprising: Entrance Hall - Lounge with media wall - Open Plan Dining Kitchen - Sun Lounge - Utility Room - Shower-Room - Four generous bedrooms Master En-Suite - Family Bathroom. Benefitting from DG- GCH - EPC C - Home Report £265,000. Externally double drive leads to single garage with EV charge point. To rear an enclosed sunny garden South/ West aspect. View Now!



home sweet home
estate agents
your local property experts

10 LOCHTY DRIVE

• BEAUTIFUL EXTENDED DETACHED VILLA • FOUR
SPACIOUS BEDROOMS MASTER EN-SUITE • OPEN
PLAN DINING KITCHEN • LOUNGE WITH MEDIA
WALL • SUN LOUNGE • UTILITY - SHOWERROOM -
FAMILY BATHROOM • DG- GCH - EPC C - HOME REPORT
£265,000 • DBL DRIVE EV POINT - SINGLE
GARAGE • PRIVATE ENCLOSED GARDEN • VIEW
NOW!



FULL DESCRIPTION

New for sale a well presented Extended Modern Detached Villa in popular residential development. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a spacious family home comprising: Entrance Hall - Lounge with media wall - Open Plan Dining Kitchen - Sun Lounge - Utility Room - Shower-Room - Four generous bedrooms Master En-Suite - Family Bathroom. Benefitting from DG- GCH - EPC C - Home Report £265,000. Externally double drive leads to single garage with EV charge point. To rear an enclosed sunny garden South/ West aspect. View Now!

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.

ENTRANCE HALL

Security door.

LOUNGE

Well presented with media wall inset electric fireplace. DG Bay Window to front. Glazed French doors to dining kitchen. Coved edging. Carpet.

OPEN PLAN DINING KITCHEN

Perfect entertaining space with range of modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Intergrated gas hob, double oven,

wine fridge. Deep store space for family size table & chairs. Laminate floor. DG window to rear. Thru arch to Sun Lounge.

SUN LOUNGE

Flexible addition. 7 DG windows. DG French doors to garden. Fitted blinds. Downlighting. Radiator.

UTILITY ROOM

Base storage units, wipe clean worktop, inset sink. Security door. Laminate floor.

SHOWER-ROOM

Includes large shower area with power shower, ideal for those with mobility issues. Wash hand basin. Low level wc. Extractor fan.

STAIRS TO FIRST FLOOR

MASTER BEDROOM

Spacious main bedroom with 2 double wardrobes. DG Bay Window to front. Carpet.

EN-SUITE SHOWER-ROOM

Modern suite to include double shower, wash hand basin, low level wc. Frost DG window. Tiled floor.

BEDROOM 2

Good size second double bedroom with 2 double wardrobes. DG window to rear. Carpet.

BEDROOM 3

Bright 3rd double bedroom with double wardrobe. Water tank housed. DG window to rear. Carpet.

BEDROOM 4

Fourth double room ideal as home office. DG window to front. Caapt.

FAMILY BATHROOM

Comprising bath with spray attachment. Wash hand basin. Low level wc. Frost DG window. Chrome towel radiator.

DOUBLE DRIVE

Provides off street parking for 2 cars with EV charge point.

SINGLE GARAGE

Up & over door, power, light. Worcester boiler housed.

REAR GARDEN

Fence enclosed sunny garden with South/ West aspect. Timber shed. Lawn, patio, bordered by plants & shrubs. Gated access on one side with bin store to the other. Water tap.

10 LOCHTY DRIVE





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1017440)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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

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