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## 25 Lochty Court

, Kinglassie, KY5 0YQ

Offers Over £225,000



Looking for the "Wow" factor? Discover immaculate, modern family living in this beautifully presented detached villa, nestled in the highly sought-after village of Kinglassie, Fife. This property boasts accommodation of approximately 90 sq m and has been finished to an impeccable standard throughout, offering the perfect blend of elegance, style, comfort and practicality. Upon entering, you are greeted by a welcoming hallway which provides access to the spacious and sunlit lounge, the dining room/4th bedroom which is flexible of use, the stunning contemporary kitchen, handy downstairs toilet and stairway to the upper landing. Upstairs, the villa boasts three generously sized bedrooms. The master bedroom is a tranquil retreat, featuring a private en suite shower room. A well-appointed family bathroom serves the remaining two bedrooms. The property benefits from gas central heating and double glazing and has been meticulously maintained with pristine standards throughout. Externally, the property benefits from a mono bloc double driveway to the front leading to the single garage, providing secure parking or extra storage. The gardens are a real highlight of this home, offering a beautiful, private outdoor space for relaxation and play.

Kinglassie offers an idyllic lifestyle, blending the charm of a historic village with modern conveniences. Known for its strong community spirit, it provides a peaceful escape with a range of local amenities, including a well-regarded primary school, a post office, and local shops. The village is surrounded by the stunning Fife countryside, with excellent walking and cycling routes. The location is a commuter's dream, with easy access to the A92, connecting you to Kirkcaldy, Glenrothes, and Edinburgh. The nearby train stations at Cardenden and Markinch provide regular services to major cities, making this a perfect base for professionals.



Viewing Times

Viewings commence Sunday 24th August with slots available between 10.30 am - 12.30pm and Wednesday 27th August between 5.30pm- 7.30pm. Please call to arrange your appointment.

Entrance Hallway

Entry to the property is via attractive composite door into the entrance hallway. This is turn provides access to the lounge, dining room/4th bedroom, kitchen, downstairs toilet with stairs leading to the upper landing.

Lounge 12'5" x 11'11" (3.79m x 3.65m)

Relax and unwind in this stunning lounge which is the epitome of contemporary comfort and style with a lovely rear aspect. It has been thoughtfully designed with media wall, incorporating a modern wall mounted electric fire, creating a superb focal point with stylish units below. French doors seamlessly connect to the rear garden, perfect for indoor-outdoor living and entertaining.

Kitchen

The kitchen is the perfect blend of style and function with stunning white high gloss base and wall units, fitted with integrated appliances including induction hob, oven, extractor, dishwasher, fridge freezer, washing machine and composite sink and drainer. Matching breakfasting table included in the sale. Rear facing window and door leading to the rear garden.

Dining Room/4th Bedroom

Flexible of use, this spacious front facing room could be used as a bedroom or further dining/ public room if required. The space and choice is yours! Elegantly presented with storage cupboard housing meters.

Downstairs Toilet

Handy lower level facility with crisp white sanitary wear, comprising toilet, wash hand basin with vanity unit below. Window to side and ladder radiator.

Upper Hallway

Staircase leads to the upper hallway, providing access to bedrooms and the family bathroom. Mid landing window, cupboard housing the water tank and loft hatch.

Master Bedroom 9'0" x 13'10" (2.75m x 4.22m )

This generously sized master bedroom is a tranquil and beautifully presented space. Located at the front of the property, it benefits from stylish built in wardrobes offering hanging and storage options. This room has been immaculately maintained and provides access to the en suite shower room.

En Suite

This front facing en suite shower room is in immaculate condition and features an array of high gloss base vanity units with built in toilet and wash hand basin, creating a sleek, streamlined look. The room is completed by the well appointed shower cubicle.

Bedroom 9'7" x 11'1" (2.93m x 3.40m )

Elegantly presented rear facing bedroom with mirror and ambient lighting. Features fabulous hanging and storage options with open wardrobe space and an array of drawers. A real treat, even for the most organised and a great challenge to fill them all!

Bedroom 9'6" x 9'4" (2.92m x 2.85m )

Further rear facing bedroom with double wardrobe doors, offering hanging and storage space. Again, oozing tasteful decor and design.

Family Bathroom

Rear facing crisp and modern bathroom, benefitting from high gloss base units with wash hand basin and toilet. Bath with rainfall shower and bath taps with shower head attachment. Ladder radiator.

Gas Central Heating

Gas central heating via radiators throughout the property.

Double Glazing

Property benefits from double glazing throughout.

Driveway & Garage

To the front, the property benefits from a super mono bloc driveway providing parking for multiple vehicles. The single garage with up and over door, power and light, provides further parking or storage options.

Rear Garden

The rear garden is meticulously maintained with sand stone paving, astro turf sections and a large raised decked patio area with electric points. Enclosed by fencing, this really is a beautiful outdoor space to relax and enjoy the good weather! Outside water tap and garden shed included in the sale.

Factor Fee

Please note that there currently a factor fee to Greenbelt Holdings Ltd of approx £145 per annum.

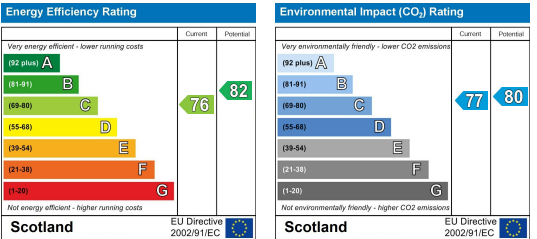
Room Sizes

Please note room sizes are taken at widest available points.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.