



... a second generation  
family business







**FIFE, 35 Main Street, Crosshill, Lochgelly, KY5 8BJ**

**FIFE, 35 Main Street, Crosshill, Lochgelly, KY5 8BJ**



G & S properties are pleased to present this character property to the marketplace which is conveniently situated for all local amenities with shops, schooling etc. nearby.

With excellent road links and there is a mainline train station in Lochgelly servicing Glasgow, Dundee and Edinburgh.

This property offers flexible substantial accommodation set back off the road affording privacy.

Originally formed from two cottages (which could be converted back to two individual properties) the accommodation consists of : Entrance vestibule/hallway with storage, Living room with bay window, Good sized dining kitchen and access to the rear garden. There are 2 double bedrooms with bay windows and built in wardrobes and another two rooms serviceable as additional bedrooms / family room / study, Family Bathroom and an additional shower room. There is also a kitchenette/utility room which has outside access but, if required, a door could be reinstated from the family room.

Outside the gardens are private with well established borders and shrubbery. There is a single car garage with additional space in the driveway for parking and an outhouse.



















**Price**

Offers should be submitted in Scottish legal form to the Sole Selling Agents, G&S Properties, Exchange House, 50 Drymen Road, Bearsden, G61 2RH.

The Home Report can be accessed at:-  
[www.sellerspack.co.uk](http://www.sellerspack.co.uk)

Postcode: KY5 8BJ

**Fixtures & Fittings included in the sale:**

All fitted floor coverings, curtains and blinds. All integrated appliances.

**Services**

The property is connected to mains water, gas, electricity and drainage. Heating is by means of gas fired underfloor central heating system also heating domestic hot water supply. The property benefits from UPVC double glazed sealed units throughout.

**Vendor**

Clients of G&S Properties

**Negotiator**

Mark Adams

**EPC Rating**

Available on request.

**Council Tax**

Band D

**Home Report**

Valued at £220,000







Contains Ordnance Survey data © Crown copyright and database right 2025

### Local Area

Lochgelly has excellent road links and there is a mainline train station in Lochgelly servicing Glasgow, Dundee and Edinburgh.

Lochore Meadows Country Park is on the doorstep, with over 1,200 acres of wildflower meadows, parkland and ancient woodlands. Leisure and recreational activities include walking trails, bird watching and cycling and with a beautiful loch and also a beach, you can enjoy a picnic or barbeque with friends and family.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

1) These particulars do not form any part of an offer or contract.

2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

### Head Office

Exchange House  
50 Drymen Road  
Bearsden  
G61 2RH

Tel: 0141 942 9090

Fax: 0141 942 0775

Email: [info@gsproperties.co.uk](mailto:info@gsproperties.co.uk)

### Partners

Gordon H. Adams

Sandra D. Adams

Mark A. Adams B.A. Hons

Jamie P. Adams BSc





...over 40 years of selling &  
renting family homes



Head Office: Exchange House, 50 Drymen Road, Bearsden G61 2RH :: Tel: 0141 942 9090 Fax: 0141 942 0775 :: Email: [info@gsproperties.co.uk](mailto:info@gsproperties.co.uk)