

# first for homes

first for property in life - [firstforhomes.co.uk](http://firstforhomes.co.uk)

Contact Allan England's Team  
**01592 752 944**



Lochty Park, Kinglassie

**Offers over £219,995**



# Lochty Park, Kinglassie

Beautifully Upgraded 4 Bedroom Detached Family Villa With Sunny South Facing Rear Garden Grounds, Driveway and Garage Situated In The Sought After Village of Kinglassie, Fife!

Allan England's Award-Winning Team at First For Homes are proud to bring to the market this beautifully presented 4 bedroom detached villa, situated in the sought-after village location of Kinglassie. The property offers versatile living space comprising on the ground level: family lounge with feature fire place and media wall, newly fitted kitchen in 2023 with access to the rear garden, dining room, utility room situated in the garage space and WC/cloaks. The upper level provides: 4 generous bedrooms, 2 with built-in wardrobes, master en-suite and a spacious family shower room fitted in 2023. Externally there are lovely landscaped south facing rear gardens, extended driveway with space for 2 cars and single garage, garage is currently used as store and utility with no vehicle access. Early viewing is highly recommended. Don't miss out!

EPC Rating - C  
Council Tax Band - E

Call first for homes - first for trust... first for service... first for aftercare.

Kinglassie is a popular residential area with a wealth of amenities including local shopping and primary school whilst only being a few miles from Kirkcaldy and Glenrothes which boast the level of services you would expect from larger towns. For the commuter the A92 is close by allowing easy access to Edinburgh and all major local towns.

- Beautifully Upgraded 4 Bedroom Detached Villa
- Single Garage (used as store & utility) & Extended Driveway
- Beautiful Lounge With Feature Media Wall
- Newly Fitted Kitchen 2023
- Newly Fitted Shower Room 2023
- South Facing Rear Garden Grounds
- EPC Rating - C
- Council Tax Band - E
- Early Viewing Recommended







## SITUATION - Kinglassie

### ENTRANCE HALL

**LOUNGE** 14'2" x 11'3" approx (4.34m x 3.45m approx)

**KITCHEN** 10'11" x 8'6" approx (3.35m x 2.61m approx)

### DINING ROOM

10'9" x 8'2" approx (3.30m x 2.50m approx)

### UTILITY AREA IN GARAGE

8'5" x 8'1" approx (2.57m x 2.48m approx)

### WC/CLOAKS

### STAIRS TO UPPER LEVEL

### BEDROOM 1

11'1" x 8'10" approx (3.40m x 2.71m approx)

**EN-SUITE** 6'7" x 5'2" approx (2.01m x 1.60m approx)

### BEDROOM 2

9'10" x 8'10" approx (3.00m x 2.71m approx)

### BEDROOM 3

12'0" x 6'11" approx (3.66m x 2.11m approx)

### BEDROOM 4

10'1" x 7'1" approx (3.08m x 2.18m approx)

### SHOWER ROOM

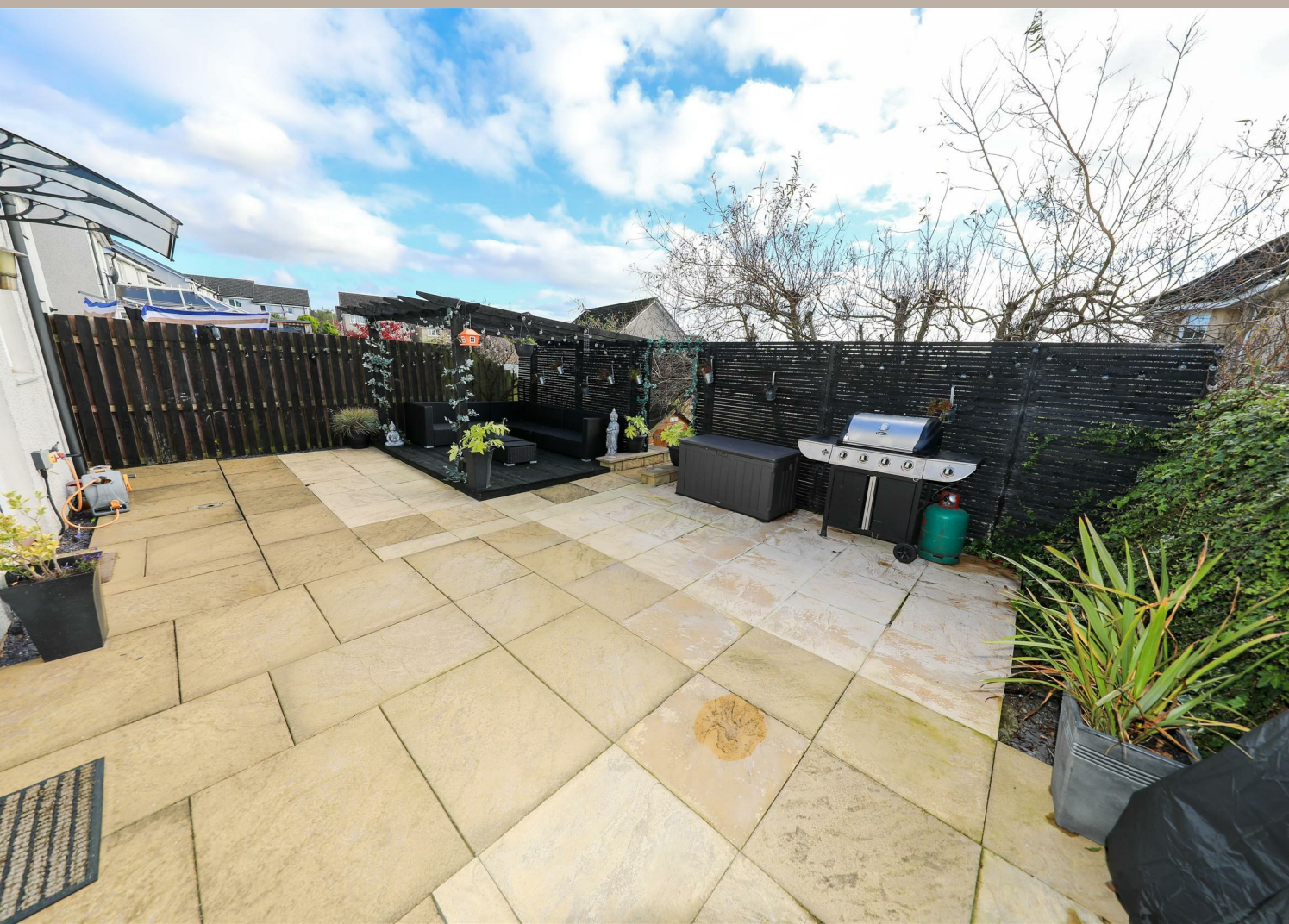
8'6" x 5'3" approx (2.60m x 1.62m approx)

### SOUTH FACING REAR GARDEN GROUNDS

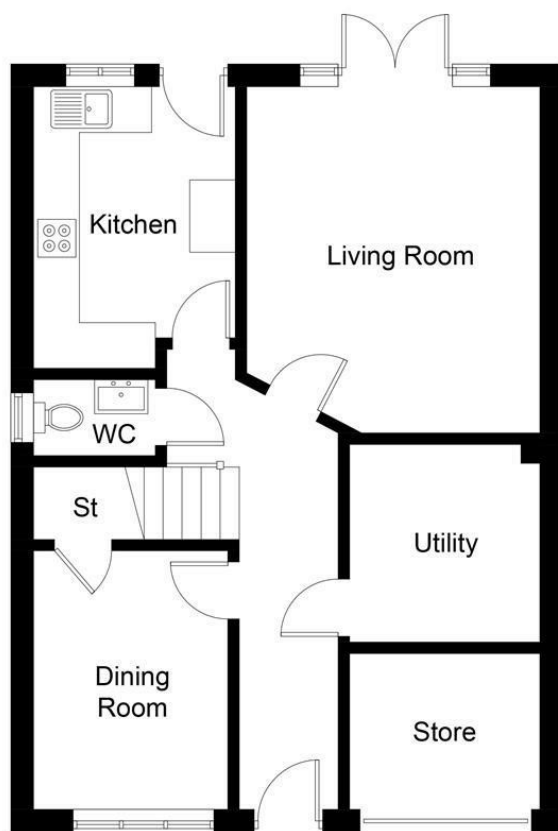
### SINGLE GARAGE

### 3 CAR DRIVEWAY

### INFORMATION







**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079446)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

**first for homes**  
 first for property in life - firstforhomes.co.uk

Contact Allan England's Team  
**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA  
 Fax: 01592 807947  
 sales@firstforhomes.co.uk  
 www.firstforhomes.co.uk