

# first for homes

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



Lochty Park, Kinglassie  
**Offers over £259,995**

 *Premium Property*

# Lochty Park, Kinglassie

Lovely 4 Bedroom Detached Family Home Situated In The Popular Village of Kinglassie!

Allan England's award winning team at First For Homes welcome to the market this excellent 4 bedroom detached villa situated within the desirable village of Kinglassie. This spacious family home has something for the whole family, comprising: entrance hallway, bright lounge with feature log burner and double patio doors to rear garden. An open plan kitchen/diner offering bay window as well as integrated appliances such as oven/hob and dishwasher, ample space for family dining table and chairs and WC/cloaks. Stairs to the upper level provide master bedroom with built in double wardrobes, tiled en-suite shower room with rain shower and 3 generous bedrooms with further built in storage and tiled family bathroom also with rain shower.

Externally this unique family home offers a separate outbuilding providing additional lounge and utility area, with electric heating, downlighting and double patio doors connected to a raised decking area, easily maintained front and rear gardens to enjoy the brighter Spring evenings. This property also benefits from a single garage and driveway for 2 cars, a partially floored attic space and new boiler in 2020. A versatile home that must not be missed.

HOME REPORT VALUE - £270,000

EPC RATING - C

COUNCIL TAX BAND - E

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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.

**Lovely 4 Bed Detached Family Villa**

**Single Garage & 2 Car Driveway**

**Large Outbuilding Lounge/Utility Room**

**Generous Bedrooms With Built In Storage**

**Feature Log Burner**

**Family Bathroom, En-Suite & WC With Rain Showers**

**Sought After Area In Kinglassie, Fife**

**EPC Rating- C**

**Council Tax- E**

**Home Report Value- £270,000**





**SITUATION - Kinglassie**

**ENTRANCE HALLWAY**

**LOUNGE**  
15'4" x 15'1" (approx) (4.68m x 4.61m (approx))

**KITCHEN/DINER**  
28'10" x 9'1" (approx) (8.80m x 2.78m (approx))

**WC/CLOAKS**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**  
12'3" x 11'6" (approx) (3.74m x 3.52m (approx))

**EN-SUITE SHOWER ROOM**  
8'4" x 4'7" (approx) (2.56m x 1.42m (approx))

**BEDROOM 2**  
10'9" x 8'11" (approx) (3.30m x 2.73m (approx))

**BEDROOM 3**  
9'3" x 9'2" (approx) (2.84m x 2.80m (approx))

**BEDROOM 4**  
10'0" x 8'6" (approx) (3.05m x 2.60m (approx))

**FAMILY BATHROOM**  
6'5" x 5'9" (approx) (1.97m x 1.76m (approx))

**SINGLE GARAGE**  
17'4" x 8'1" (approx) (5.29m x 2.48m (approx))

**OUT BUILDING**  
15'4" x 11'1" (approx) (4.68m x 3.38m (approx))

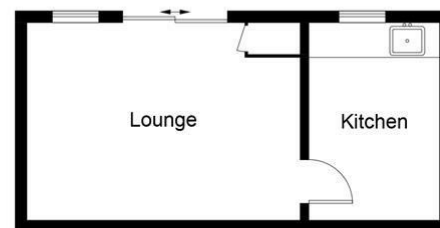
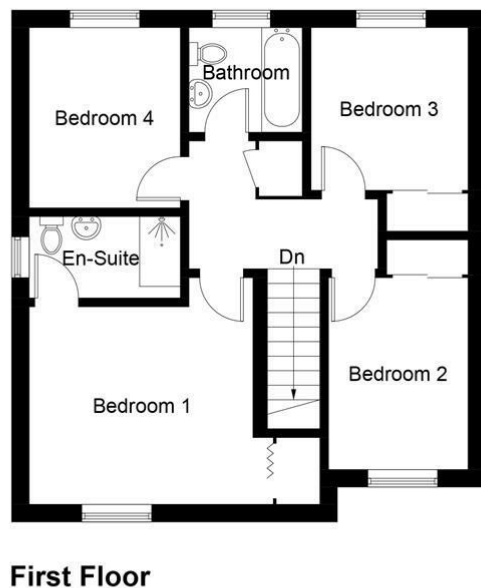
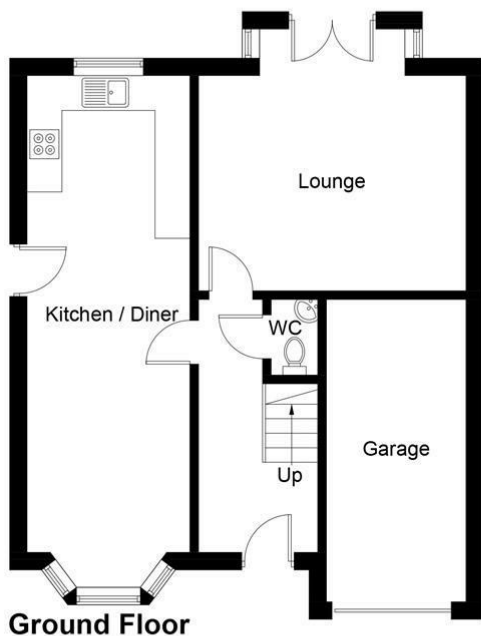
**OUTBUILDING UTILITY AREA**  
11'1" x 7'5" (approx) (3.39m x 2.27m (approx))

**FRONT & REAR GARDENS**

**INFORMATION**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>		(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>			<b>Scotland</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180731)

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## 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

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**first for trust**



**first for service**



**first for aftercare**

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