

Fabulous two bedroom upper villa

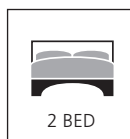
In an immaculate condition throughout



14 Minto Street
Lochgelly, Fife, KY5 9DF



Scan Here!



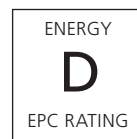
2 BED



1 BATH



ON STREET



EPC RATING



LOCHGELLY FIFE

Lochgelly lies a few miles North of the Forth Road Bridge and the property itself is only a few minute's drive from the motorway network. Lochgelly Railway Station provides quick and easy commuting access with direct lines to Edinburgh. Within this area there is a wide choice of local amenities including local schooling at both primary and secondary levels. There is local shopping for everyday requirements along with banking and postal services. But for a more extensive shopping trip, Dunfermline and Kirkcaldy are nearby.

For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with driving range, shooting, fishing and a variety of water sports. Dunfermline is home to the Fife Leisure Park which includes a multi-screen cinema, bowling alley, gym, garden centre, bingo hall and many restaurants.

“... Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities...”





The property is presented in immaculate condition throughout and is in move in condition. The access to the property is through a double glazed door into a bright inner staircase leading to the hallway.

The lounge is decorated to a very high standard with window to the front of the property giving an abundance of light and space with a modern and contemporary ambiance. The kitchen has been stylishly fitted and comes complete ample floor and wall mounted units, hob, oven, hood and breakfasting area. The bathroom is partially tiled and comprises of a white bathroom suite and overhead shower. The property includes two good sized bedrooms with one of the bedrooms including built in storage wardrobes.

Double glazing and gas heating are throughout. The well maintained garden is South facing and includes, grass and drying area. There is ample on street parking available.

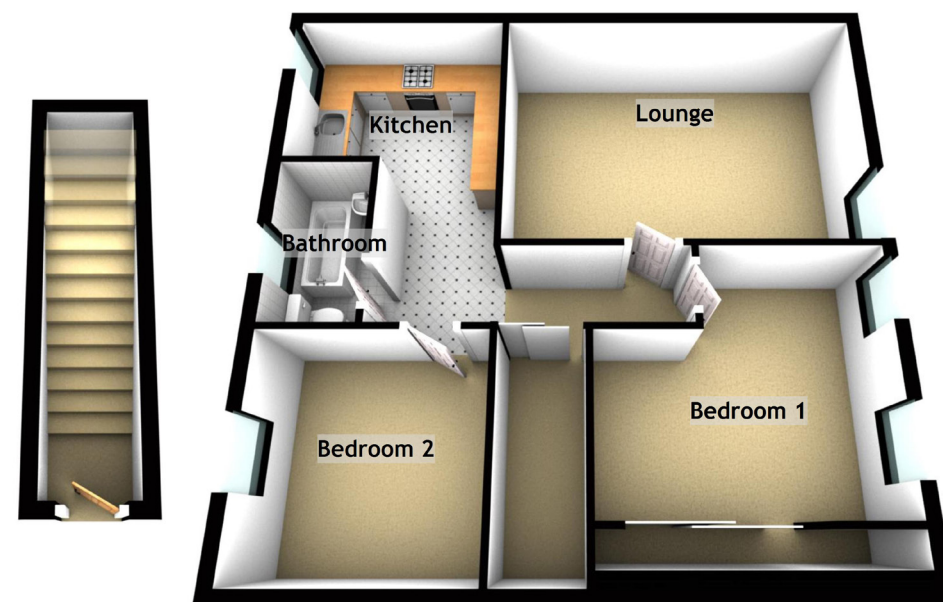
14
MINTO
STREET



“...The bathroom is partially tiled and comprises of a white bathroom suite and overhead shower. The property includes two good sized bedrooms with one of the bedrooms including built in storage wardrobes...”



THE FLOOR PLAN

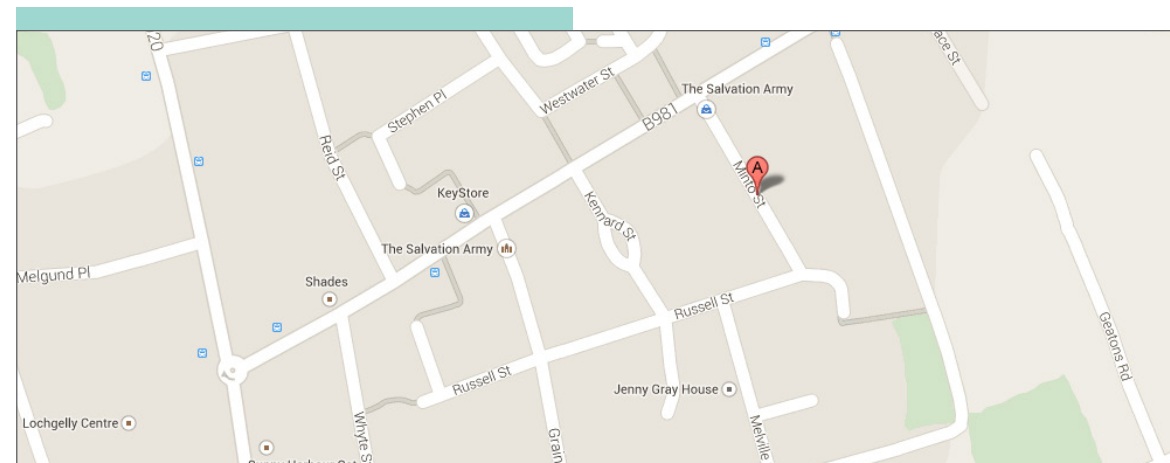


Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.65m (12')
Kitchen	4.60m (15'1") x 3.15m (10'4")
Bedroom 1	3.95m (13') x 3.75m (12'4")
Bedroom 2	3.15m (10'4") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 1.30m (4'3")

Extras
(Included in the sale)

All fitted carpets and floor coverings, hob, oven and hood.





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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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