



McEwan Fraser Legal
Solicitors & Estate Agents
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9 Lochtyview Way
THORNTON, KIRKCALDY, FIFE, KY1 4BL



ABBOTSHALL CHURCH LANDSCAPE / BEVERIDGE PARK SIGN / SIGN FOR BEVERIDGE HOTEL / LOCAL HARBOUR VIEWS



Thornton is well positioned between Glenrothes and Kirkcaldy offering primary school, shops and railway station with a regular train service on the Fife circular line from Thornton Station, (a 9 minute walk from the house) or via Kirkcaldy mainline station a short three mile drive away. Dundee, Aberdeen and Perth are also within easy reach.

Thornton has many leisure facilities, all within very close proximity to the property. These include, a bowling club, golf club, park with sports pavilion, playing fields and children's playground, a library, and a well subscribed village hall, where many classes and other activities take place. There is also a village pub.

If you have ever leafed through a trendy design magazine, you will know that there are certain houses that capture the imagination and take your breath away. 9 Lochtyview way is beautiful, stylish, impressive, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family. This is a recently constructed, executive family villa, occupying an excellent setting within this exclusive development in Thornton. This substantial family home is offered to the market in true "walk-in" condition and is finished to an extremely high standard throughout. This home is of the 21st century, designed for people who appreciate what modern thinking can do to boost their quality of life. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

In more detail the accommodation comprises of a a welcoming reception hallway, which benefits from a family room/office. The impressive formal and bright lounge, which has a range of furniture configurations, with a feature window to the front aspect and a feature fireplace. The separate dining room has ample space for a table and chairs for more formal dining with friends and family. The 'hub' of the home is the magnificent kitchen/breakfast room, which has been beautifully fitted and well equipped to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. Access can be gained from here to the utility room with storage.

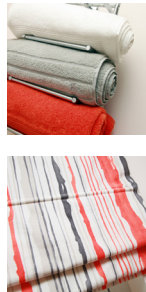
The first floor offers thoughtfully-planned accommodation. The bright and spacious master bedroom has a separate dressing area and an en-suite shower-room. The guest bedroom has fitted wardrobes and also benefits from its own en-suite shower room. The remaining three bedrooms all have storage facilities and have ample space for additional free standing furniture if required. The contemporary, family bathroom suite completes this floor. The property benefits from gas central heating and double glazing for additional comfort and convenience.

Externally, there is a driveway for a number of vehicles and access to a double garage, which could easily be converted into additional living accommodation (subject to obtaining the necessary consents). A personal door leads from the garage into the utility room. The front garden is well maintained and the rear garden is a place where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal safe and secure environment for children.

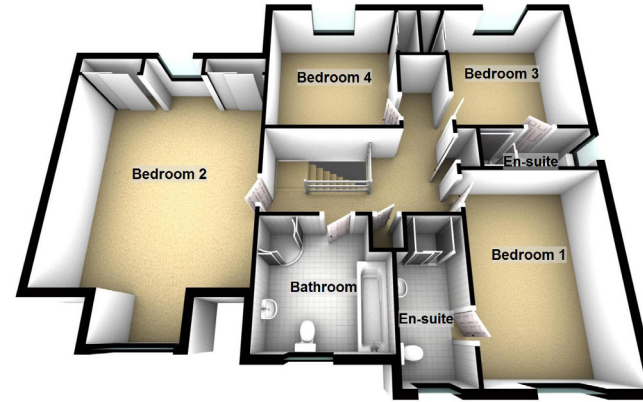


9 LOCHTYVIEW WAY / THORNTON / KIRKCALDY / FIFE / KY1 4BL





SPECIFICATIONS FLOOR PLAN / LOCATION



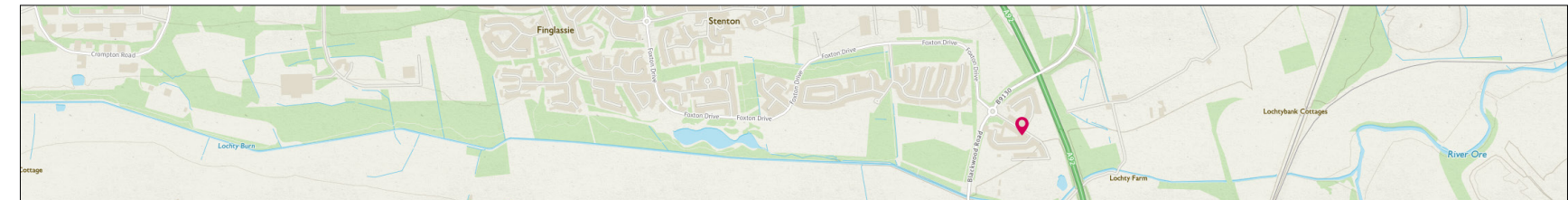
APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.60m (18'4") x 3.90m (12'10")
Dining Room	3.45m (11'4") x 3.45m (11'4")
Kitchen	4.70m (15'5") x 3.46m (11'4")
Utility	3.80m (12'6") x 2.50m (8'2")
Bedroom	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	4.15m (13'7") x 3.85m (12'8")
En-suite	2.42m (7'11") x 1.50m (4'11")
Bedroom 2	5.45m (17'11") x 4.70m (15'5")
Bedroom 3	3.85m (12'8") x 3.50m (11'6")
Bedroom 4	3.50m (11'6") x 3.25m (10'8")
En-suite	3.20m (10'6") x 1.00m (3'3")
Garage	5.45m (17'11") x 3.80m (12'6")
Bathroom	3.24m (10'8") x 2.74m (9')
WC	2.35m (7'8") x 1.05m (3'5")

GROSS INTERNAL FLOOR AREA (M²) - 186 m²

EXTRAS (Included in the sale)

Floor coverings, light fittings and integrated appliances.





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Part
Exchange
Available

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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. 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 brochure 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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 Surveyor



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 Photographer



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