



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0159 280 0695

**10 David Street**  
LOCHGELLY, FIFE, KY5 9QA



Lochgelly lies a few miles north of the Forth Road Bridge with excellent commuter links to 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 are good local amenities including shopping for everyday requirements along with banking and postal services. 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 that includes a multi screen cinema, bowling alley, gym, garden centre, bingo hall and many restaurants.



# Lochgelly

## Fife



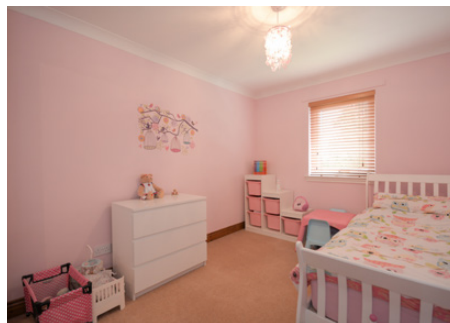


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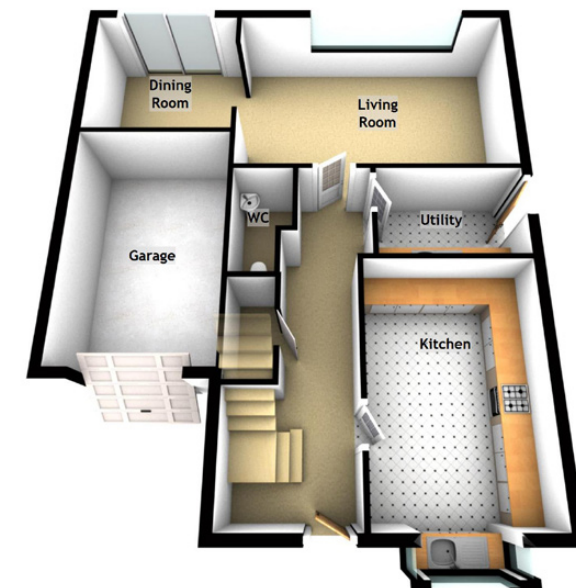
Number 10 offers space and style for family living and enjoyment. Of recent construction, this home is meticulously maintained and presented to the market in true walk-in condition. The mono-bloc driveway provides parking for several cars and creates a crisp and clean kerb appeal. The dining kitchen is sure to appeal to many Mums with space for the kids to take breakfast or as an ideal spot to do homework. For more formal dining, a dedicated space is created off the lounge with French doors opening to the gardens and decked area. The integral garage, utility room and guest water closet add to the ease of modern living.

On the upper floor are four bedrooms, with the Master being en-suite, and the family bathroom with both shower cubicle and bath. Modern, fresh and stylish combined with a good commuter location.





# Bedrooms & Bathrooms



## Specifications

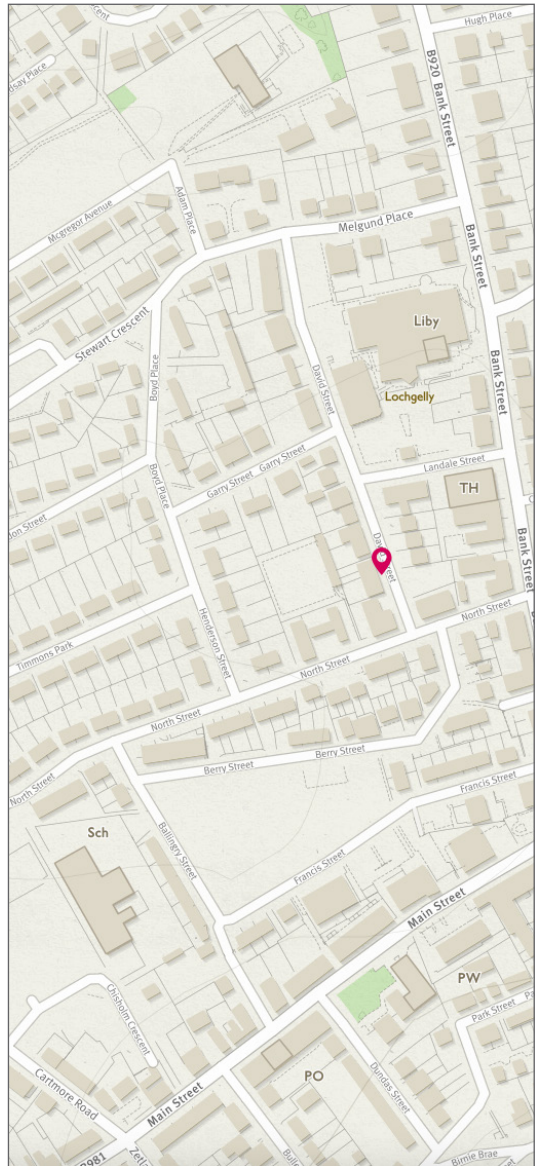
Approximate Dimensions  
(Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Living Room | 5.30m (17'5") x 3.46m (11'4") |
| Kitchen     | 4.40m (14'5") x 2.96m (9'9")  |
| Dining Room | 2.84m (9'4") x 2.67m (8'9")   |
| Utility     | 2.68m (8'10") x 1.71m (5'7")  |
| Bedroom 1   | 4.68m (15'4") x 3.16m (10'4") |
| Bedroom 2   | 4.33m (14'2") x 3.13m (10'3") |
| Bedroom 3   | 3.15m (10'4") x 2.84m (9'4")  |
| Bedroom 4   | 3.81m (12'6") x 2.84m (9'4")  |
| Bathroom    | 2.83m (9'3") x 2.06m (6'9")   |
| En-suite    | 2.24m (7'4") x 1.92m (6'4")   |
| WC          | 2.05m (6'9") x 1.10m (3'7")   |

Gross internal floor area (m²) - 147  
EPC Rating - C

Extras  
(Included in the sale)

All floor coverings and blinds are included in sale.  
Fitted mirrors in bathrooms are included. Shed/  
summer-house in back garden is included.





  
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Part  
Exchange  
Available



Text and description  
**JAYNE SMITH**  
 Surveyor



Professional photography  
**RICK BOOTH**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer

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