

# first for homes

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Contact Allan England's Team

01592 752 944



Lochty Park, Kinglassie

**Offers over £137,000**



# Lochty Park, Kinglassie

Lovely 2-Bedroom Terraced Villa With 2-Car Driveway, Situated In The Popular Village Of Kinglassie, Fife!

Allan England's award winning team at first for homes present to the market this lovely 2-bedroom terraced villa situated within the popular village of Kinglassie, Fife, Built by Wimpey Homes. The property forms and ideal first-time purchase and offers move-in condition living accommodation comprising: entrance hall, welcoming lounge, open plan kitchen / dining space with patio doors leading to the rear garden, kitchen offers integrated oven, hob and fridge/freezer with a convenient built in cupboard and cloaks/WC. Stairs to the upper level offers 2 generous bedrooms and master with built in storage, vanity area and family bathroom. Externally there are landscaped gardens to the rear and private parking to the front for 2 cars. Early viewing is recommended to ensure you don't miss out!

HOME REPORT VALUE- £142,000

EPC RATING- C

COUNCIL TAX BAND- C

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**SITUATION** 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.

**INFORMATION** These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.







**SITUATION - Kinglassie**

**ENTRANCE HALLWAY**

**LOUNGE**

13'11" x 11'7" (approx) (4.26m x 3.54m (approx))

**OPEN PLAN KITCHEN/DINER**

14'8" x 8'10" (approx) (4.48m x 2.71m (approx))

**CLOAKS/WC**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

11'9" x 8'9" (approx) (3.60m x 2.67m (approx))

**BEDROOM 2**

12'8" x 8'4" (approx) (3.88m x 2.56m (approx))

**FAMILY BATHROOM**

6'6" x 6'4" (approx) (2.00m x 1.95m (approx))

**PRIVATE PARKING FOR 2 CARS**

**REAR LANDSCAPED GARDEN**

**INFORMATION**







Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245279)

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## FREE Valuation

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**first for trust**



**first for service**



**first for aftercare**

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