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“Craiglea”
28 Station Road, Lochgelly
FIXED PRICE £209,000

FORDS PROPERTY are delighted to present this traditional and substantial, stone built villa situated in close proximity to the centre of Lochgelly. The property is close to all amenities including shopping, education and transportation facilities and is also only a short distance away from the A92 link road which provides access to Fife's two largest towns, Kirkcaldy and Dunfermline, as well as all of Scotland's major cities. The property comprises: Entrance Vestibule, Hallway, Family Lounge, Dining/Family Room, Kitchen, Formal Lounge, Downstairs Shower Room with WC & WHB, Five Bedrooms, Family Bathroom, GCH, DG, Fully Enclosed Rear Garden, Large Stone Chipped Driveway & Garage.

EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT



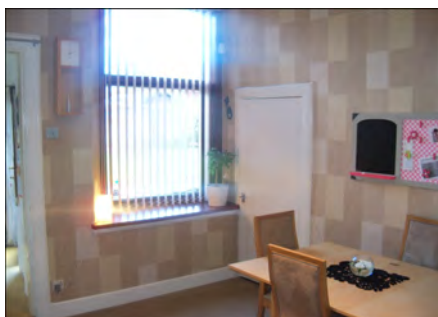
General Description

Access to the property is gained via the solid wood front door into the welcoming entrance vestibule. There is a 15 pane glass panelled door leading into the large, bright and airy hallway. The hallway has a beautiful light fitting, central heating radiator and provides access to all lower apartments.

The fabulous family lounge is located to the front of the property. It has beautiful ornate cornicing and ceiling rose and the large double glazed windows looking onto the front of the property engulf the room in light. There is also an open fireplace with a feature wood burning fire/stove and a corner alcove which adds to the features of the room. To the floor there is solid wood covering. The room has a central heating radiator, a TV connection and ample power points.



From the front family lounge access is then gained to the Dining/Family room. This room is located between the front family lounge and the large fully fitted kitchen. This room bright and airy room has a large double glazed window looking on to the back garden. There is a large storage cupboard housing the central heating boiler. The room also has a large vertical central heating radiator.



The large fully fitted kitchen is situated in the rear stone built extension and is well appointed with substantial base and wall units. It is plumbed for an automatic washing machine and dishwasher and has a large area for range type cooker. Again this has windows facing north and south onto the driveways and the garden respectively and there is a double glazed door leading onto the rear garden.



There is a small inner hallway leading from the Dining/Family room which has another very large under stair storage cupboard and a downstairs Shower room.

The downstairs shower room has a double glazed "frosted" glass window looking on to the back garden. It has a shower cubicle with fitted electric shower and a white WC and WHB. There is vinyl floor covering and vinyl covering to the walls.

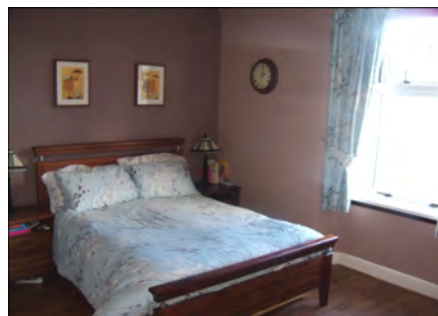
Downstairs there is also another formal lounge. This again looks on to the front of the property with a beautiful west facing large bay window. The main focal point of the room is the beautiful feature fireplace with an open living flame gas fire. There is a central heating radiator underneath the large window, with useful and stylish shelving and storage surrounding it. There is also a fitted alcove in the corner of the room with a cupboard underneath. The room has a TV point and ample power points.



Downstairs also houses the first of the five bedrooms. The room is located to the rear of the property and has a window looking on to the rear garden. This room could also be used either another family room, sitting or dining room

Access to the upper floor is gained via the very bright staircase. There are fabulous feature windows on the half landing, which looks out over the rear garden and provides a flood of light into the stairway, hallway and upper landing. On the upper floor there are the four further large bedrooms and a large family bathroom.

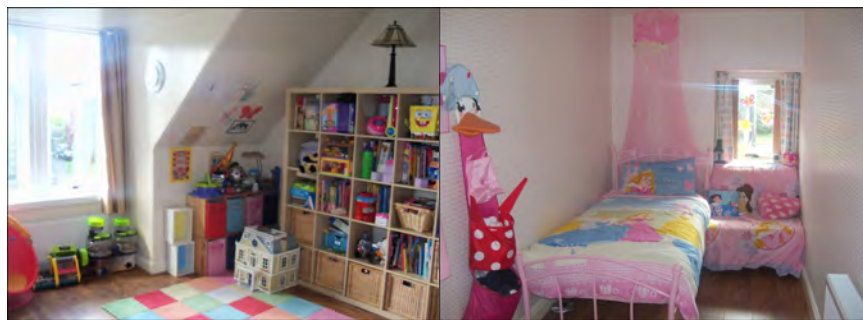
The large master bedroom faces onto the rear garden and provides ample room for fitted storage or freestanding furniture. It has stylish wooden laminate flooring and a fitted alcove in corner. The room has a modern central heating radiator, a TV point and ample power points.



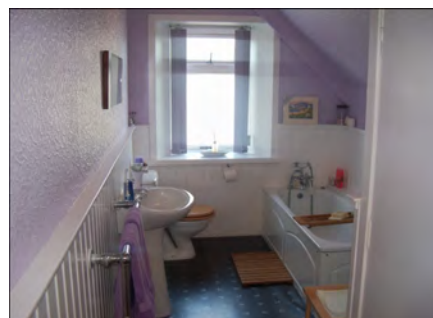
The second bedroom is front facing and has large windows engulfing the room with light. There is wooden laminate flooring and ample room for any fitted storage or freestanding furniture. There is a fitted alcove in the corner providing additional storage space and a central heating radiator located below the windows. There are ample power points.



The third bedroom overlooks the front of the property and is currently being used as a children's playroom. Again it has a fitted alcove in the corner providing extra storage space. The free standing wardrobes are included in the sale. Bedroom 4 is a single bedroom presently being used as a child's bedroom. It has wooden laminate flooring and a central heating radiator.



The large and traditional family bathroom has an original style white suite bath, sink and WC with antique style mixer tap and show fitment. There is a large fitted cupboard which could be shelved if required. To the floor there is vinyl covering and to the walls there is partial wood panelling. On the lower wall there is a heated radiator/towel rail. Access to the large roof space is gained via this room.



To the front of the property there is a large stone chipped access driveway with double entrance/exit and double driveways. The driveway provides ample parking for several vehicles.

The large, beautiful rear garden is fully enclosed with a large stone wall. There is a large paved area immediately outside the back door and a grassed area in the centre with a chipped area roundabout and three wooden planters. In the corner there is a patio/gazebo area. To the side of the property there is a wrought iron gate leading on one side to the driveway at the end of which there is a brick built garage.

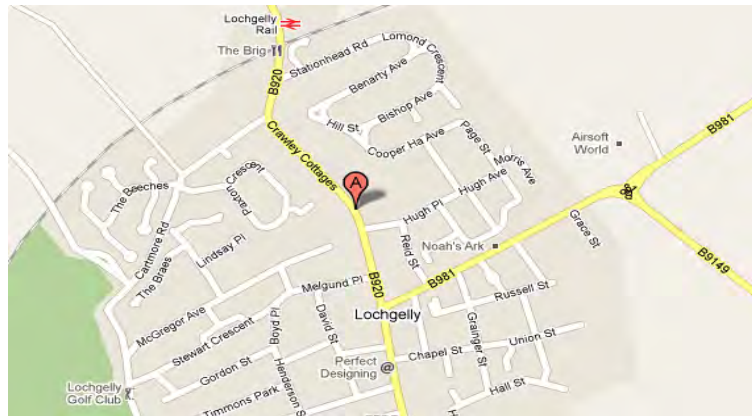


EARLY VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT

Location and Amenities

This property is well located in small Fife town of Lochgelly. It is conveniently placed for walking distance to all local amenities, including primary and secondary educational facilities, transportation facilities, local shopping and health facilities. Lochgelly itself is well placed for access to neighbouring towns and is only a short distance via the A92 link road to both Kirkcaldy and Dunfermline, Fife's two largest towns. Lochgelly has the benefit of a railway station providing rail links to Edinburgh and Dundee.

Map



Council Tax

Band E

Extras

Included in the sale price are all fitted carpets and floor coverings, light fittings and fixtures. The free standing wardrobes in the third bedroom are also included.

Room Dimensions

Family Lounge 4.82 m x 4.23 (15'10 x 13'11)
Dining Room 3.48m x 4.23m (11'5 x 13'11)
Kitchen 3.57m x 2.63m (17'8 x 8'8)
Formal Lounge 5.18m x 4.20m (17'11 x 13'10)
Ground Floor Shower Room 4.24m x 1.56m (13'11 x 5'2)
Ground Floor Bedroom 4.20m x 2.68m (13'10 x 8'10)
Master Bedroom 3.44m x 4.23m (11'4 x 13'11)
Bedroom 2 4.23m x 3.70m (13'11 x 12'12)
Bedroom 3 4.27m x 1.83m (14'0 x 6'0)
Family Bathroom 4.20m x 2.08m (13'10 x 6'10)

Home Report

Please note that the Home Report for this property is available on request. Please contact our office for further details.

Viewing

If you would like to view this property please contact us to arrange an appointment. We will gladly assist you with any information you require or further advice that is needed. Telephone: 01592 640630, Email: property@fords-solicitors.co.uk

FREE Pre-Sales Valuations

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While every care has been taken preparing these particulars, which the selling agents believe to be correct, no guarantee can be given as to their accuracy, and they shall not form part of any contract. Prospective purchasers should satisfy themselves as to all the details contained herein. All measurements are by sonic measuring device and are approximate. If you wish to arrange to view this property or require any further information or advice, please contact Fords, solicitors and estate agents using the contact details above.