



Stevenson Marshall
Property & Law

12 Lochleven Road
Lochore, KY5 8DA

Offers over £299,950

12 Lochleven Road, Lechore

An individually designed modern detached villa with superb accommodation over four floors and pleasant open outlooks to rear.

The flexible accommodation comprises on ground floor level: entrance vestibule, reception hallway, full length sitting room and modern shower room. The first floor provides access to the dining room, luxury dining kitchen (with appliances), lounge, bedroom and utility room, stairs lead to an upper landing and access to a large formal lounge and further bedroom. The top floor landing provides access to a master bedroom (space for large en-suite/dressing room), two further bedrooms and modern bathroom.

Gas central heating is installed with double glazed windows, excellent storage, shutter blinds and walk on lounge balcony.





Room sizes and accommodation

Ground floor

Entrance vestibule

Reception hallway

Sitting room:- 6.82m x 4.26m (22'4 x 14'0)

Shower room:- 3.43m x 3.18m (11'3 x 10'5)

First floor

Dining kitchen:- 5.54m x 3.94m (18'2 x 12'11)

Dining room:- 5.31m x 3.97m (17'5 x 13'0)

Lounge:- 4.62m x 4.01m (15'2 x 13'2)

Bedroom:- 4.01m x 2.07m (13'2 x 6'9)

Utility room:- 2.83m x 1.77m (9'3 x 5'9)

2nd floor

Formal lounge:- 6.50m x 4.42m (21'4 x 14'6)

Bedroom:- 3.19m x 3.89m (10'0 x 12'9)

Top floor

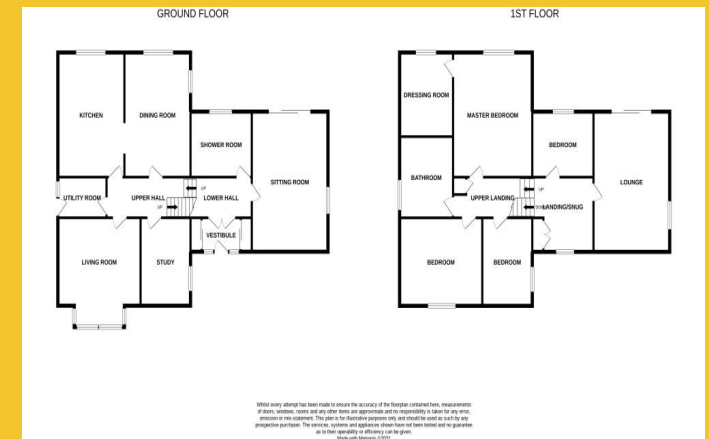
Master bedroom:- 5.72m x 4.46m (18'9 x 14'7)

Space for en suite:- 3.74m x 3.20m (12'3 x 10'6)

Bedroom:- 4.51m x 2.72m (14'9 x 8'11)

Bedroom:- 4.03m x 3.97m (13'3 x 13'0)

Bathroom:- 3.39m x 2.74m (11'2 x 9'0)



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The generous garden ground is mainly chipped for ease of maintenance with a patio area, maximum privacy and a south facing aspect to rear. A double garage and driveway provide ample off street parking for several vehicles.

Lochleven Road is a most convenient setting close to local shops, banking, schools, golf course and Lochore Meadows Country Park. For the commuter there are nearby links to the A92 allowing access to all local towns and Edinburgh. Lochgelly Railway Station is also nearby.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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