



Offers Over £314,950
92 The Beeches, Lochgelly, Fife, KY5 9QB

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Welcome to 92 The Beeches, Lochgelly, Presented in excellent condition throughout, this impressive detached villa offers bright, contemporary living space and a beautifully maintained interior, making it a true walk-in home.

The property opens into a welcoming entrance hallway, finished in neutral tones and flooded with natural light. To the front, a spacious lounge provides a comfortable yet stylish living area, with generous proportions and large windows enhancing the sense of space. In addition to the main lounge, the ground floor further benefits from a separate family room, offering excellent flexibility as a second sitting room, playroom, home office or even a sixth bedroom if required. The property also boasts a bright garden room, A well-proportioned bedroom is also located on the ground floor, ideal for guests.

To the rear, the modern kitchen/dining area forms the heart of the home. The kitchen is fitted with sleek contemporary units, ample worktop space and integrated appliances including Induction hob, Oven and microwave, Integrated dishwasher and fridge/freezer. There is generous space for family dining, while patio doors open directly onto the rear garden. Just off the kitchen, a handy utility room provides additional storage and laundry space, A convenient ground floor WC and additional storage complete the lower level.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all finished in fresh, neutral décor. The generous master bedroom benefits from fitted wardrobes and a stylish en-suite shower room. The second bedroom also features fitted wardrobes and its own en-suite shower room.

The family bathroom is modern and well appointed. The property benefits from gas central heating and double glazing.

Externally, the home benefits from a private driveway providing off-street parking. The rear garden is fully enclosed and neatly maintained, offering a safe and private outdoor space, the front garden enjoys a thoughtful layout with a combination of lawn and patio areas. The property further benefits from a double garage and a paved driveway, providing excellent off-street parking and additional storage space.. Overall The property has been carefully maintained and thoughtfully styled, offering bright interiors, modern finishes and a practical family layout within a sought-after residential setting. Early viewing is strongly recommended to appreciate the space and quality on offer.

Ground Floor

Entrance Hallway



Lounge/Diner



3.57m x 8.95m (11' 9" x 29' 4")

Garden Room



2.78m x 3.61m (9' 1" x 11' 10")



Kitchen



3.32m x 4.13m (10' 11" x 13' 7")

Family Room



2.85m x 4.97m (9' 4" x 16' 4")

Utility Room



1.74m x 3.15m (5' 9" x 10' 4")

WC



1.16m x 1.7m (3' 10" x 5' 7")

Downstairs bedroom



3.2m x 3.57m (10' 6" x 11' 9")

First Floor

Top Hallway

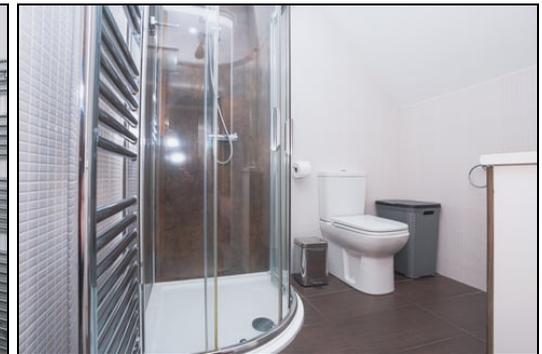


Master Bedroom



3.04m x 5.4m (10' 0" x 17' 9")

En suite



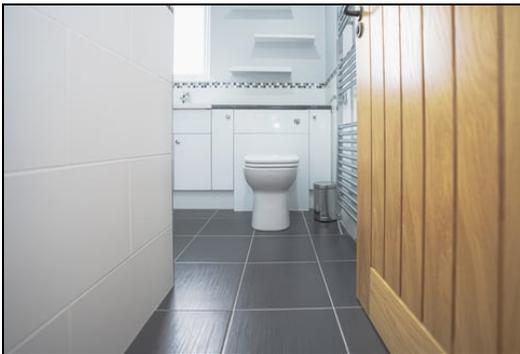
1.69m x 2.12m (5' 7" x 6' 11")

Bedroom 3



3.18m x 3.72m (10' 5" x 12' 2")

En suite



2.2m x 2.55m (7' 3" x 8' 4")

Bedroom 4



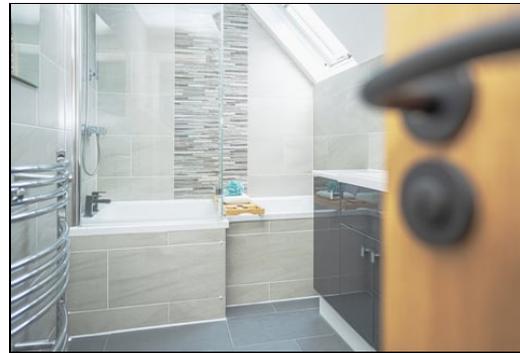
4.43m x 4.2m (14' 6" x 13' 9")

Bedroom 5



2.31m x 3.07m (7' 7" x 10' 1")

Family bathroom



3.42m x 1.65m (11' 3" x 5' 5")

Gardens



Extras

All floor coverings and some light fittings (The specialist lights above the pool table in the garden room are not included) . Induction hob, oven and microwave, Integrated dishwasher and fridge/freezer.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

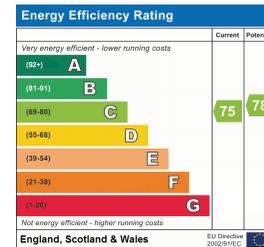
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

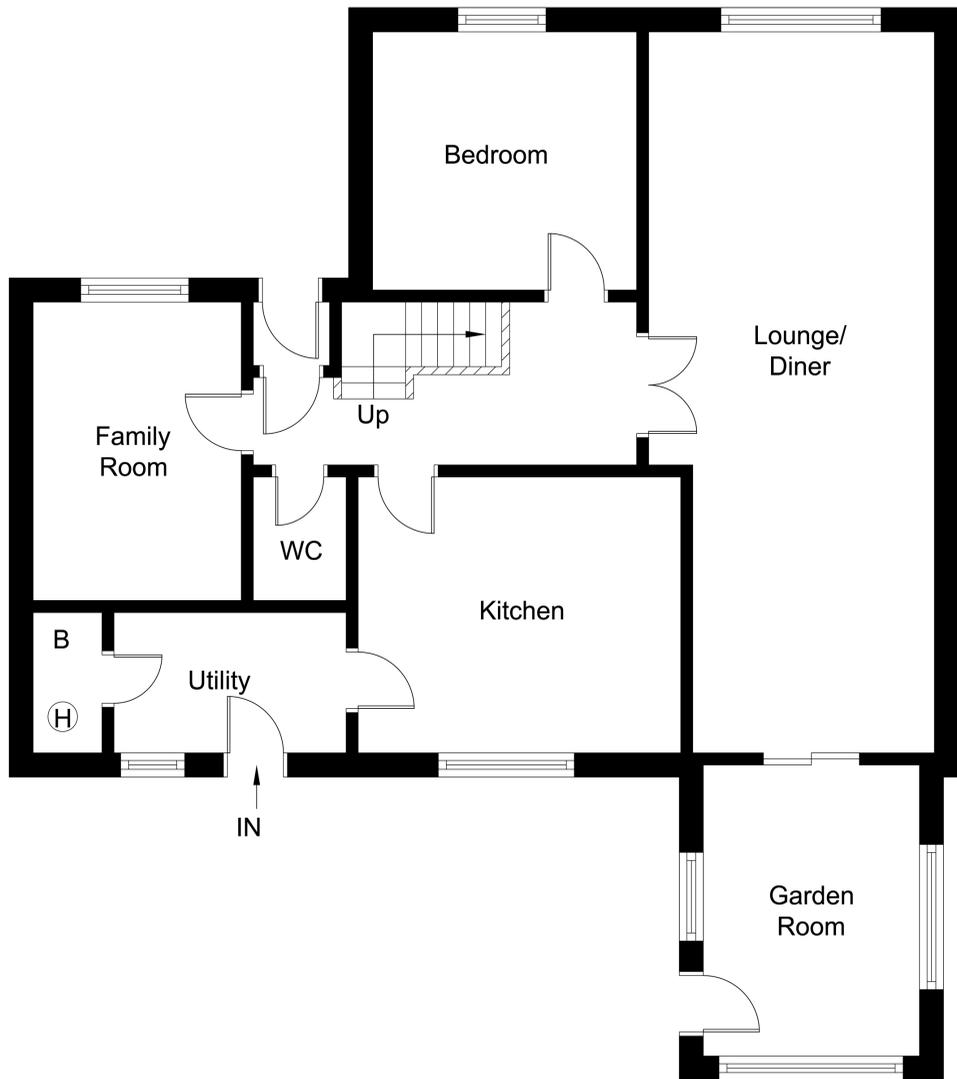
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Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

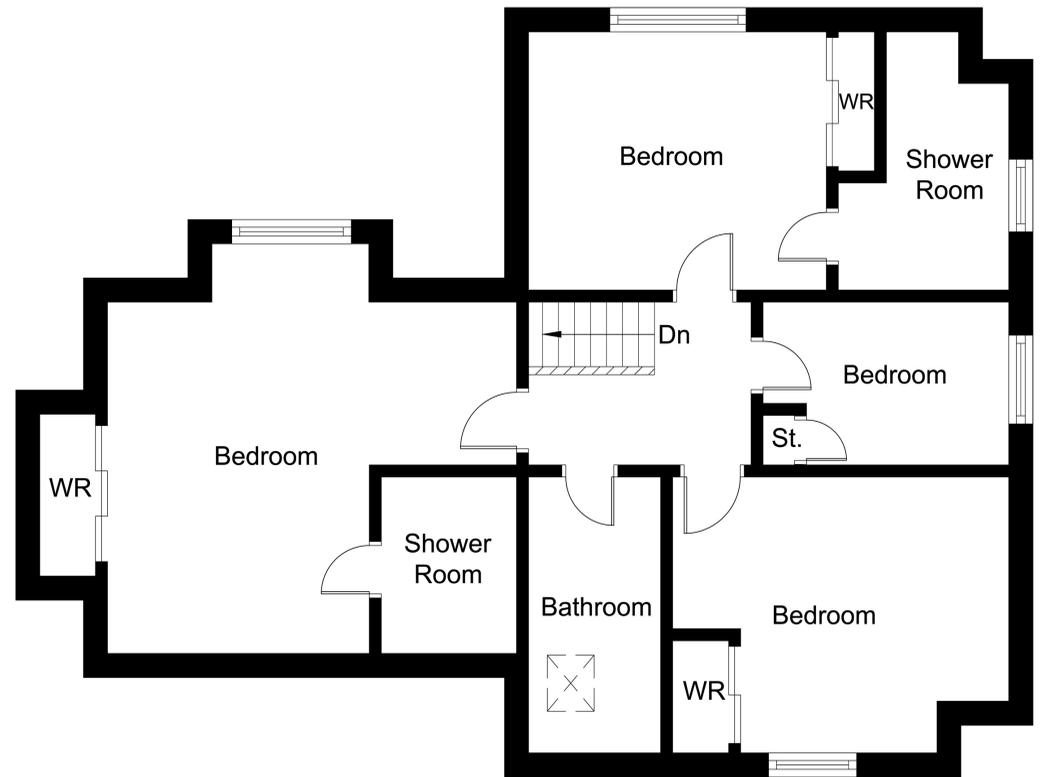
FREE VALUATION

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Ground Floor



Upper Floor