

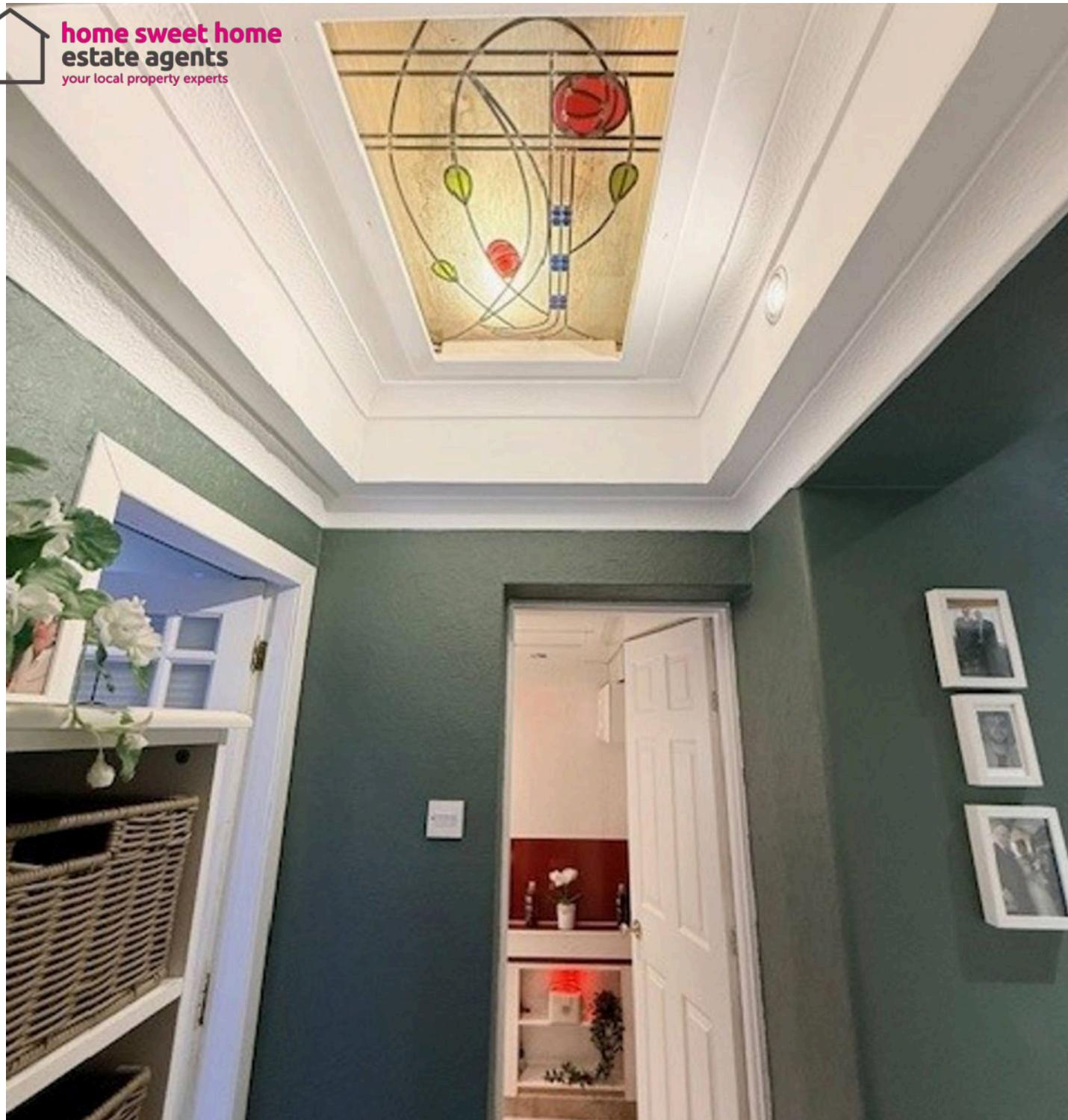


Kirk Ha Main Road, Glencraig – KY5 8AL

Lochgelly

Offers Over £220,000





Kirk Ha Main Road

Glencraig, Lochgelly

New for sale a deceptively spacious Beautiful Detached Cottage in popular location upgraded by the present owners. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a perfect family home close to all local amenities & travel by road or rail comprising Vestibule - Entrance Hall - Lounge/ Diner - Newly installed Fitted Kitchen & Appliances - Three Double Bedrooms - Modern Bathroom & Separate Shower Room & Porch/ Utility Area. Benefitting from DG- GCH (boiler 2023) - EPC D - HOME REPORT £225,000. Externally generous off-street parking for 6 cars, Car Port & Garage/ Workshop. Enclosed front & rear garden with store. Viewing Highly Recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BEAUTIFUL TRADITIONAL COTTAGE
- THREE DOUBLE BEDROOMS
- LARGE LOUNGE/ DINER
- MODERN FITTED KITCHEN & APPLIANCES
- FAMILY BATHROOM & SHOWER-ROOM
- 6 CAR OFF STREET PARKING - CAR PORT - GARAGE
- ENCLOSING GARDENS & STORE
- PORCH/ UTILITY AREA
- DG- GCH - EPC D - HOME REPORT £225,000
- CLOSE TO LOCHORE MEADOWS

♥



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GARDEN

DRIVEWAY

6 Parking Spaces

GARAGE

Single Garage

CAR PORT

1 Parking Space



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		76
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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