



## 58, Laurence Park, Kinglassie, Lochgelly, Fife, KY5 0YD


Better Move are proud to be offering this spacious two bedroom flat which is located in the village of Kinglassie and is situated within a short walk of all local amenities such as shops and transport links. This property is a suitable family home with nearby schools and play parks for children along with a front a rear garden. This ideal first home benefits from a lounge, kitchen, two bedrooms and a bathroom with a large driveway capable of parking up to two cars.

The lounge of this flat is very well presented with carpeted flooring and neutral décor. An ample amount of room is provided within this room for all needed furniture with a light and airy atmosphere. Through to the kitchen you will find a modern and tastefully decorated room with tiled flooring and part tiled walls with neutral décor. Space is provided in this room for white goods and as standard this kitchen comes equipped with an integrated oven, induction hob and extractor fan.

Bedroom 1 is of a good size and is nicely decorated with carpeted flooring and neutral décor with a refreshing feature wall. This room provides a good amount of space for all needed furniture and can easily accommodate a king sized bed. Through to bedroom 2 you will find a good sized second bedroom with carpeted flooring and neutral décor with the same refreshing feature wall. This room overlooks the rear garden and is a suitable size for children of all ages. The family bathroom is modern and well presented with tiled flooring and part tiled walls with subtle décor. This room comprises of a low level WC, wash basin and panelled bath with an overhead shower.

To the front of the property you will find an easily maintainable front garden with a paved driveway leading to the rear of the property. To the rear you will find mostly laid-to lawn with a loose stone area for garden furniture. A garden shed is located to the rear for the garden.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	