



The
Avenues
LOCHGELLY • FIFE



Welcome to “The Avenues”, our vision of luxury living in a striking panoramic setting



Located in the heart of Fife, on the Southern outskirts of Lochgelly, The Avenues sits just half a mile from the A92. The busy town of Kirkcaldy is a short drive from the development and a 30-minute drive will find you in the centre of Edinburgh. Fife Leisure Park is a short car journey away which offers a comprehensive choice of restaurants, a multi-screen cinema complex, adventure golf, 10 pin bowling alley and a private health club. Nearby Dunfermline town centre enjoys a fabulous selection of High-Street names as well as a variety of restaurants, bars and theatre. With Dundee, Perth and Glasgow also easily reached via the very accessible A92 and M90, almost 90% of Scotland's population can be reached in under one hour. Lochgelly railway station sits on the Fife Circle line with approximately half-hourly services to Edinburgh and Dundee. With such excellent transport links, “The Avenues” provides an enviable benefit to any commuter.

The Avenues with its stunning views of the Lomond Hills to the North, the Howe of Fife and Largo Law to the east and Lochgelly Loch “Loch of Shining Waters” to the South, undoubtedly presents residents with a harmony of place and people to rightly call home. Lochgelly itself with

its bustling town centre, boasts a comprehensive selection of shops and facilities including an arts centre, theatre and railway station. The nearby Lochore Meadows Country Park, with its 1,200 acres and at its centre, “Loch Ore” offering a myriad of water sports ranging from trout fishing, sailing and rowing through to open water swimming.

Surrounding the loch is a golf course, nature trails, café, beach and adventure playground along with associated education and training facilities. All of which provides one of the most diverse ‘all in one’ leisure facilities in Scotland.

Easy Living Homes understands that a new home, its location and the potential for a great lifestyle is an exciting prospect for families and individuals alike, therefore any new home must meet or exceed their expectations. With this in mind, our working brief was clear, simple and precise: - Create every new home to include generous accommodation, class leading design,

high quality fixtures and fittings, and a safe place to call home. All of which ensures that should this be the first step on the ‘property ladder’ or downsizing to a smaller home, then the Avenues offers something very special.

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EASY LIVING
HOMES



The Avenue is situated on the South-Eastern outskirts of Lochgelly under half a mile from the A92, which provides quick and easy access to the M90 some 6 minutes away.

FROM EDINBURGH

Cross the Forth Road Bridge and continue north on the M90 until junction 2A and take the slip road left on to A92. Follow A92 until the Lochgelly Junction, taking the slip road off to the left and then left turn on to the B9149 travelling for approximately 250 metres until reaching a roundabout. Taking the first exit at the roundabout leads on to the 'The Avenue'. Continue up The Avenue and arrive at KY5 9LL, where the development is on the right.

FROM PERTH

Follow M90 towards Edinburgh until junction 3 and take the slip road left at the Halbeath Interchange. Then take the 1st exit on to the A92. Continue along A92 passing through the roundabout at the park & ride hub until reaching the Lochgelly Junction, taking the slip road off to the left and then left turn on to the B9149 travelling for approximately 250 metres until reaching a roundabout. Taking the first exit at the roundabout leads on to the 'The Avenue'. Continue up The Avenue and arrive at KY5 9LL, where the development is on the right.

SALES ENQUIRIES

Delmor is Central Fife's most successful Estate Agent.

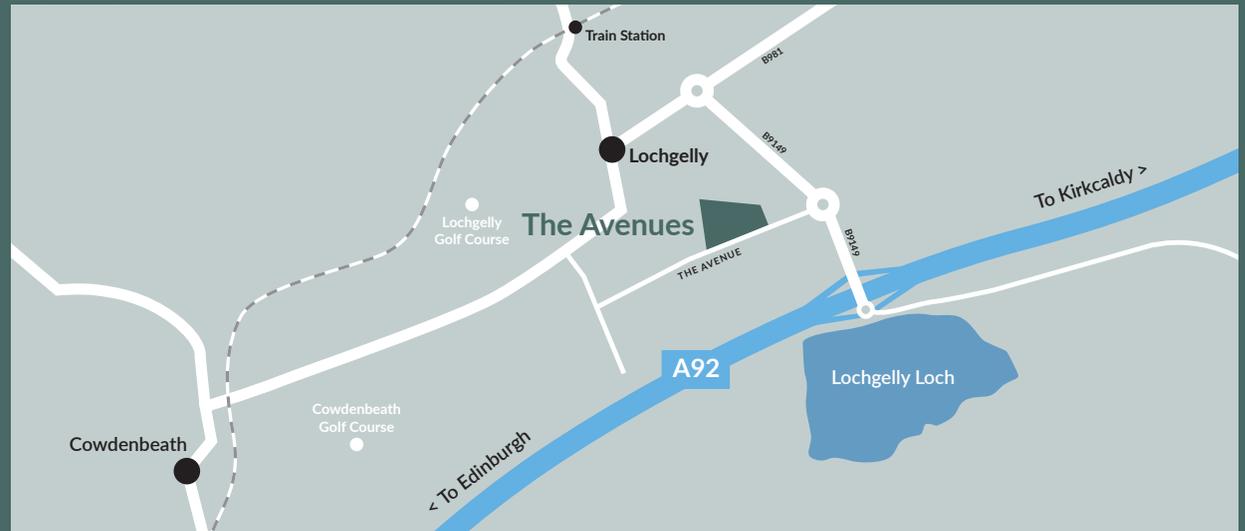
With over 35 years of experience in helping the people of Fife buy and sell their homes.

We are delighted to represent Easy Living Homes as the sole selling agent for their prestigious development at The Avenues in Lochgelly.

Should you require advice on selling your own home or raising finance to purchase your new one, then Delmor would be delighted to help you.

To arrange **A FREE VALUATION ON YOUR OWN PROPERTY** or obtain financial advice on purchasing please call any of our offices on the numbers below.

Cowdenbeath 01383 514640
Kirkcaldy 01592 201500
Leven 01333 421816



SAT NAV REFERENCE: KY5 9LL

EASY LIVING HOMES

Eastfield Industrial Estate
Glenrothes,
Fife, KY7 4NS

Tel: 01592 770020
Fax: 01592 807060
www.eld.uk.com



These floor plans depict a typical layout of the house type. All dimensions are approximate and floor plans are not to scale.

These particulars are prepared with care for the convenience of prospective purchasers. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary from time to time.