



pagan osborne

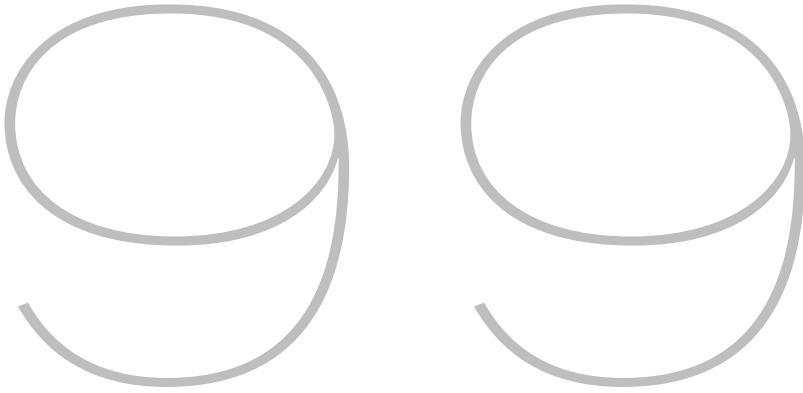
Legal, financial and property specialists

KIRKCALDY

99

LOUGHBOROUGH  
ROAD  
KY1 3DD

This impressive traditional villa is set within landscaped garden grounds and offers delightful views towards the River Forth. The property is located in a sought after area of Kirkcaldy and offers many original features throughout.



## LOUGHBOROUGH ROAD, KIRKCALDY





The accommodation comprises of entrance vestibule with mosaic floor tiling and oak panelled walls. The reception hallway has wood panelling and a superb oak staircase leading to the upper apartments. The lounge has a bay window to the front and the focal point is the original fireplace with real flame gas fire. Other original features include the lattice cornicing on the ceiling and built in glazed display cabinets. The sitting room/dining room, runs the whole width of the house with feature stained glass windows. Also downstairs are the kitchen, which leads on to the utility room and wc. To the rear of the property is the sun room, which overlooks the rear gardens. On the mezzanine landing there are panelled

walls and stained glass windows, steps lead up to the rear bedroom and bathroom. There are four further bedrooms, one with an en-suite bathroom. There is gas central heating and a mixture of secondary glazing, original sash windows, double glazing and stain glass antique windows. The gardens to the front have a sweeping driveway which travels around the property to the garage at the rear. The gardens have lawn sections, mature shrubs, plants and trees. There is a summerhouse in the rear gardens. Internal viewing is highly recommended to fully appreciate the layout and space on offer and an appointment to view can be made by contacting Pagan Osborne. A Home Report is available on request.



# KIRKCALDY



LOUGHBOROUGH  
ROAD  
KY1 3DD





Loughborough Road is in a desirable area of Kirkcaldy, there is a local primary and secondary school. Kirkcaldy has a wide range of facilities and amenities, such as local shopping including many superstores, leisure facilities including the Adam Smith Theatre. Conveniently located for access to the A92 for travel throughout Fife towards either Dundee or Edinburgh. There is also a railway station.













### General Remarks

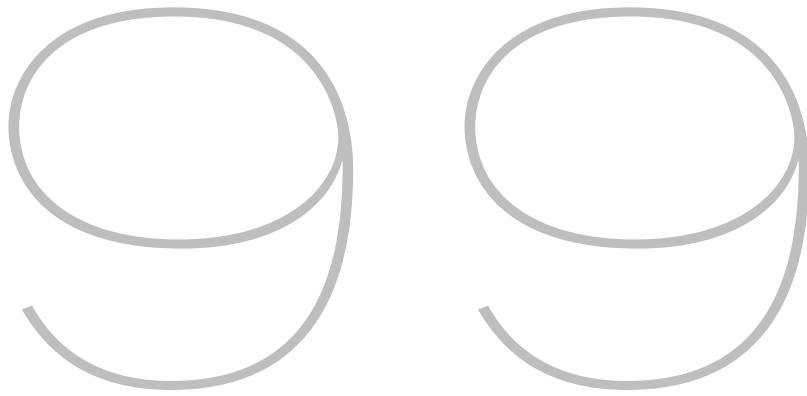
It should be noted that the fitted carpets, curtains, light fittings, oven, hob, hood and summerhouse will be included in the sale price.

### Viewing

By appointment through Pagan Osborne on 01334 656525.

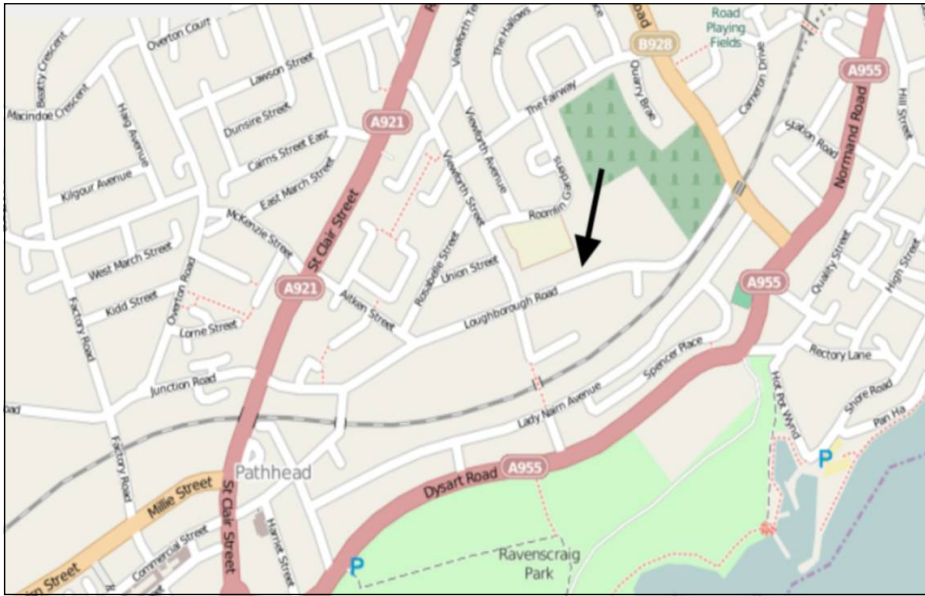
**EPC: E**

**Council Tax Band: G**



## LOUGHBOROUGH ROAD, KIRKCALDY

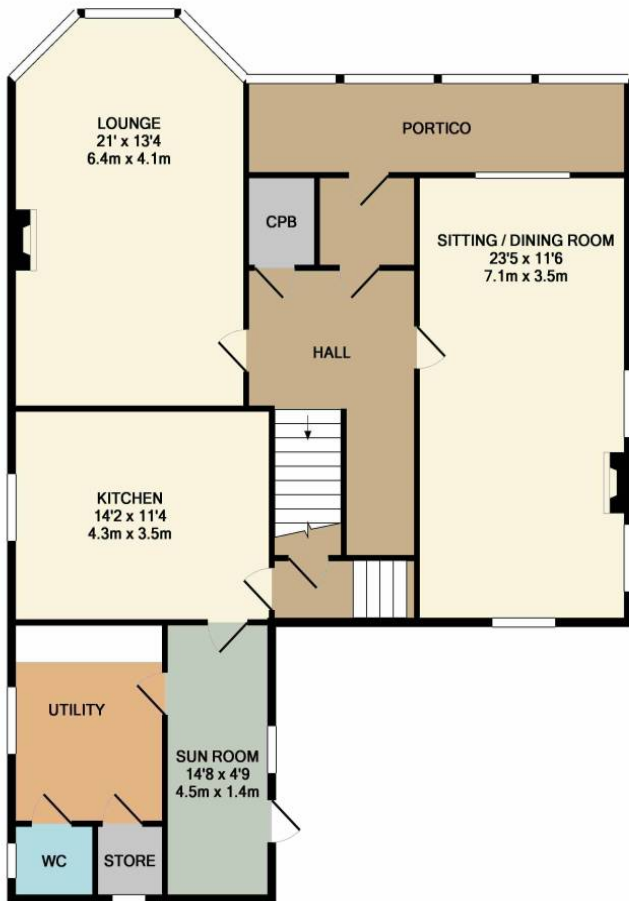




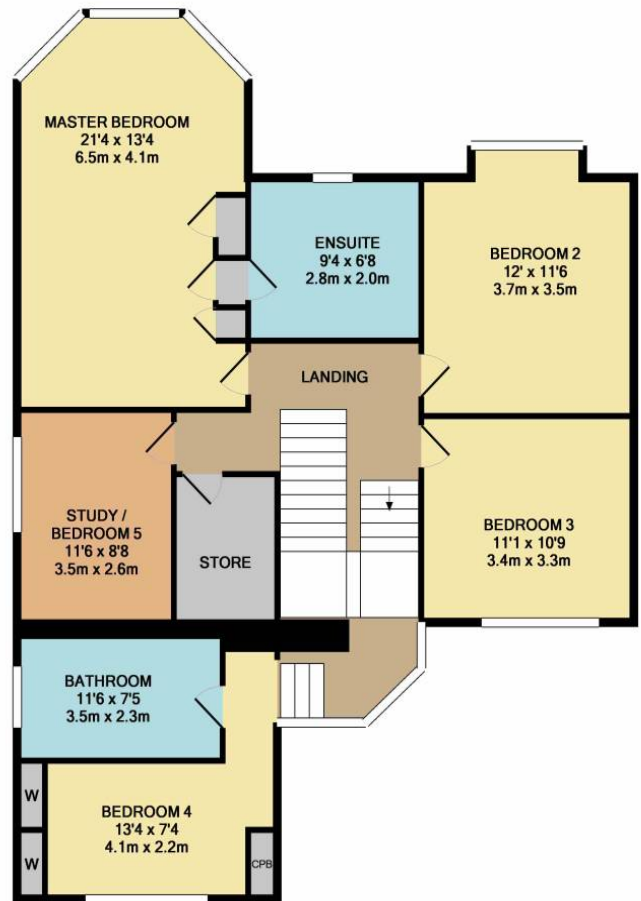
© OpenStreetMap

### Travel Directions

On leaving the A92, head towards Kirkcaldy on the A921, at the roundabout go straight ahead, then take the turning on the left hand side into Windmill Road. Follow the road down and turn to the right into Loughborough Road, just before the bridge and number 99 is located on the right hand side, as numbered and indicated by our for sale board.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2014



**We offer a free no obligation property valuation service and a free 360 Lifestage Review - call or ask our property team for more information**

#### AGENTS NOTE

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact in particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) All references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Maps reproduced by permission of Ordnance Survey ® on behalf of the controller of Her Majesty's stationery office © Crown copyright 2002. Licence No 100038875

Pagan Osborne is a trading name of Pagan Osborne Ltd

Edinburgh  
2 Comiston Road  
0131 539 3333

Cupar  
1 Crossgate  
01334 656525

St Andrews  
106 South Street  
01334 475151

Anstruther  
5a Shore St  
01333 310703