

Lawyers and Estate Agents



## 9, TARBOLTON COURT, KIRKCALDY, KY2 6BT

No 9 Tarbolton Court is an attractive detached bungalow set on a corner plot within a quiet cul-de-sac. This well laid out, spacious and comfortable family home comprises reception hallway, 4 double bedrooms, en-suite shower room, breakfasting kitchen with French doors opening to the rear garden, large dining lounge, family bathroom and utility room. It also benefits from gas central heating and double glazing throughout. The sheltered and private garden to the rear of the property is enclosed and set to lawn with a suntrap terrace ideal for seasonal entertaining. A detached single car garage and generous mono-block driveway offer parking for several vehicles.



## OFFERS OVER £210,000

9 Tarbolton Court is situated within a quiet and desirable residential area providing ease of access to the town centre with its excellent range of shops, services, recreational facilities and amenities. Primary and secondary schooling is within walking distance. The property is well placed for access to the A92 and M90 which along with town centre rail and bus stations combine to make it the ideal location for the commuter.

### SUMMARY OF FEATURES:

- Spacious, detached bungalow
- 4 double bedrooms, en-suite shower room
- Large dining lounge
- Breakfasting kitchen and family bathroom
- Gas central heating. Double glazing throughout
- Gardens to front and rear
- Detached single car garage and private driveway



### 9 Tarbolton Court, Kirkcaldy, Fife, KY2 6BT

Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft

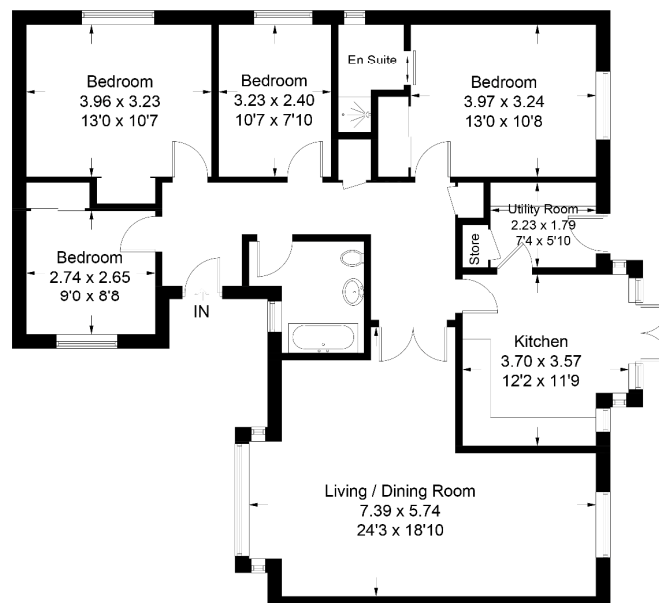


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID412528)

**ENERGY RATING - C**

**COUNCIL TAX BAND - F**

**DIRECTIONS** - Entering Kirkcaldy on the A92 head left towards Rosslyn St/A921. At the roundabout take the 3rd exit onto Dunnikier Way/B981. At the roundabout take the second exit to stay on Dunnikier Way/B981. At the roundabout take the 1st exit onto Hendry Rd. At the roundabout take the 2nd exit onto Templehall Ave. Turn right onto Alloway Dr. and turn left to stay on Alloway Dr. Turn left onto Ellisland Ave and turn right onto Tarbolton Court. The Property will be on the right. A For Sale board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF AN OFFER TO SELL.