







## Well Presented and Highly Desirable 2 Bedroom Semi Detached Bungalow, situated within a sought after location in Kirkcaldy.

The property benefits from being well maintained to a high standard throughout with modern fitted kitchen and luxury bathroom, driveway providing off street parking, detached garage, good size enclosed rear garden in a private setting. No onward chain and prompt viewing is recommended to appreciate what this lovely property has to offer. Kirkcaldy itself benefits from local shopping located at the Town centre and Fife retail park along with recreational facilities including, leisure centre, theatre, museum, Dunnikier Golf Course, bars and restaurants to name a few. The town has its own mainline railway station making this an ideal location for the commuter. There are good links to the motorway system allowing Dundee, Glenrothes, Dunfermline and Edinburgh all to be reached within a comfortable drive. In addition to this there is a good local bus route.

The Property accommodation consists of: Entrance hallway with large built in cupboard, bright lounge with large window, inner hall with access hatch to roof space providing storage, modern fitted luxury kitchen with integrated brand new oven and hob, pull out extractor, brand new washing machine also to be included within the sale, as well as fridge freezer, the units are all bespoke and offer wonderful storage solutions including a magic corner and more, the back door leads to the decked area in the rear garden, bedroom 1 with built in mirrored wardrobes, bedroom 2 with built in cupboard housing the wall mounted boiler and providing storage, luxury fitted bathroom with Hydrotherapy bath with side access. GCH and recently fitted new Tinted DG. Wooden venetian blinds and curtains are included in the sale.

The front garden is laid to lawn with a walkway leading to the entrance of the property and round the side of the property. A stone chipped driveway provides off street parking and leads to the detached brick built garage which is supplied with power and light and a remote controlled electric door and vented tumble dryer to be included within the sale. The rear garden is enclosed by timber fencing and hedging and can be accessed by a key lock gate. The rear garden incorporates a timber decked seating area with storage underneath, laid to lawn sections, mature planted sections with an array of plants, bushes and trees, a corner Gazebo ideal for sitting overlooking the wonderful garden, a raised section with water feature. Outside water tap. EPC Rating - C.

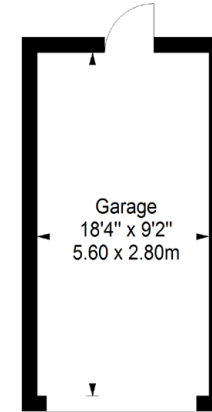




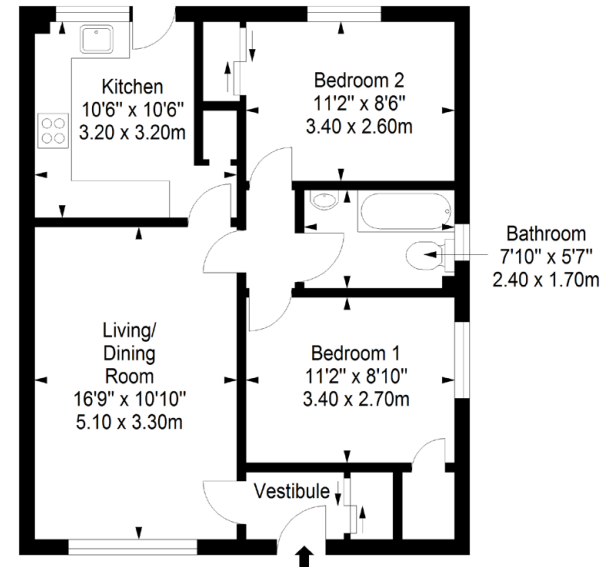




Garage  
Approx. 15.7 sq. metres (169.0 sq. feet)



Ground Floor  
Approx. 57.9 sq. metres (623.2 sq. feet)



Total area: approx. 73.6 sq. metres (792.2 sq. feet)