







**Rare opportunity to purchase lovely 3 bed detached bungalow with detached garage, situated in a lovely cul-de-sac in a highly desirable popular central location within Kirkcaldy.**

*The property benefits from well proportioned rooms, lovely and bright conservatory, 2 shower rooms, a driveway for off street parking and being positioned in a peaceful cul-de-sac location. There is no forward chain on this property. Viewing is highly recommended to appreciate this lovely property.*

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, Beveridge and Ravenscraig Parks, bars and restaurants to name a few, Primary and Secondary Schooling nearby. The town has its own mainline railway station making this an ideal location for the commuter which is around a 10 min walk from the property. 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 accommodation consists of: Entrance hallway with burglar alarm panel, access hatch to partially floored roof space ideal for storage and houses the combi boiler, lounge with lovely bay window, recessed shelving and cupboard and the focal point of the room being a marble fire surround with electric fire, kitchen with integrated oven, hob and extractor (further moveable white goods to be included within the sale), doorway leading to the sunroom which has heating supplied with roller blinds doorway leading to rear garden, 3 double bedrooms, 1 is currently utilised as a dining room, 2 separate shower rooms. GCH/DG.

Externally the front garden is enclosed by a stone built wall and incorporates mature trees, shrubs and bushes, to the side there is a driveway providing off street parking for a few cars and leading up towards the brick built garage which is supplied with power and light with an electric roller door. The rear garden is fully paved for ease of maintenance. Timber shed to be included within the sale.

EPC Rating - D.









