



**Offers Over  
£167,000**



**ANDREW K PRICE**

**161 Bennoch Road  
Kirkcaldy, KY2 5TT**

*Rarely available this well presented 3 bedroom detached family home is situated in a popular location boasting elevated views over the Town to Largo Law and the Firth of Forth which must be seen to be appreciated. The property benefits from gas central heating, double glazing, an alarm system, well maintained front and rear gardens, driveway and a semi-detached single garage.*

*Bennoch Road is ideally placed within close proximity to Kirkcaldy's bustling Fife Retail Park, motorway access and within walking distance to the Town Centre, railway and bus stations (ideal for the commuter).*

*Nursery and primary education facilities are available at Strathallan Primary School and secondary education available at Balwearie High School. There is also a wide range of private Schools within Fife and Edinburgh.*

*Kirkcaldy is a lively seaside Town known for its diverse range of shopping and cultural facilities. It is home to a Museum, an Art Gallery as well as the renowned Adam Smith Theatre. The train station, with frequent services both North and South, brings the historic capital Edinburgh and the thriving city of Dundee within easy commuting distance, whilst there is easy access to the motorway network and Edinburgh Airport.*

#### **ENTRANCE HALLWAY: 10'2" x 8'0"**

Entry to the property is gained through a double glazed door with decorative glazing into a welcoming hallway comprising window overlooking the side of the property, central heating radiator, power points and laminate wood effect flooring. Doors provide access to the lounge, kitchen, bedroom 3 and understairs storage cupboard (housing the alarm with ample room for further storage facilities). A carpeted staircase leads to the upper level hall.

#### **LOUNGE/DINING ROOM: 23'3" x 16'1"**

A bright well proportioned room with feature picture window overlooking the front of the property, a window overlooking the side and another window overlooking the rear garden providing an abundance of natural light into the room. This room benefits from coving to ceiling, wall mounted gas fire with wooden surround, two central heating radiators, power points, t.v. point, telephone point, fitted carpet and a timber door with glass paneling provides access to the kitchen.

#### **KITCHEN: 13'9" x 10'3"**

The kitchen is fitted with a supply of modern base and wall-mounted units with complementary worktop surfaces and splash back tiling. There is a white composite sink with mixer tap and side drainer, built-in Neff gas 4 burner gas hob with white extractor chimney hood, high level Neff built-in double oven with grill, space for fridge and washing machine, two pantry cupboards one housing the central heating boiler and the other providing shelving, power points, central heating radiator, kick plate heater, vinyl flooring, two windows and a double glazed door with opaque glazing provides access to the rear garden.

#### **BEDROOM 3: 9'8" x 8'2"**

This room is located on the ground floor and features a picture window overlooking the front of the property comprising a central heating radiator, power points and a fitted carpet.

#### **STORAGE CUPBOARD:**

A handy walk-in understairs cupboard provides ample storage space and is fitted with hooks for coats and houses the alarm system.



### **STAIRS AND LANDING:**

A carpeted staircase leads to the upper level hall where doors provide access to two double bedrooms, family bathroom and walk-in storage cupboard. The upper hall benefits from a skylight loft access hatch with Ramsay ladder and a fitted carpet.

### **BEDROOM 1: 12'11" x 10'11"**

This generously proportioned bedroom has a window overlooking the front of the property offering elevated views over the Town to Largo Law and the Firth of Forth. This well-presented room benefits from two double built-in wardrobes with hanging rail and shelving for additional storage purposes, central heating radiator, power points, handy storage cupboard giving access into the eaves and a fitted carpet.

### **BEDROOM 2: 11'11" x 8'6"**

This second double bedroom has a window overlooking the rear of the property and benefits from a storage cupboard giving access into the eaves, central heating radiator, power points, telephone point and a fitted carpet.

### **BATHROOM: 6'4" x 6'0"**

The bathroom benefits from a modern three piece suite comprising back to wall w.c, built-in vanity unit with storage and inset sink and a bath with electric shower above. Tiling to full height around bath, central heating radiator, vinyl flooring and an opaque window overlooking the rear of the property

### **WALK-IN STORAGE CUPBOARD:**

A very handy walk-in cupboard offering additional storage space or the potential to develop, assuming the required planning consents are granted.

### **GARDENS:**

Positioned on a generous sized plot the property is set back from the road and is bordered by hedgerow. The front garden is mainly laid with lawn incorporating borders of mature shrubs, plants and trees. The driveway can accommodate a couple of vehicles and leads to the semi-detached single garage with up and over door, separate side door, lighting and power.

The private rear garden is of generous size offering potential for development, assuming the required planning consents are granted. The rear garden is bordered by hedgerow and timber fencing and consists mainly of lawn, mature shrubs, trees, raised bed with planting and a paved area for informal dining.

**TAX BAND:**

E

**EPC RATING BAND:**

D

**MEASUREMENTS:**

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.

**HOME REPORT:**

A copy of the Home Report is available to view on-line through [ESPC.com](http://ESPC.com) or [rightmove.co.uk](http://rightmove.co.uk).

**VIEWING:**

For a viewing appointment or further information please contact Debbie Paterson on 07763 110303.

**OFFERS:**

Verbal offers please contact Debbie Paterson 07763 110303 or in writing to Debbie Paterson, Andrew K Price Limited, Solicitors and Estate Agents, 18 Whytescausway, Kirkcaldy, KY1 1XF. Fax: 01592 640848.







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Prospective purchasers should note that these property details, whilst believed to be correct, are not guaranteed nor do they form part of an offer to sell.

The measurements of the rooms are approximate and included for guidance only. Electrical and/or gas appliances have not been checked and no warranty is given as to their condition.

Prospective purchasers should note that, unless they advise us of their interest in the property immediately following inspection, we cannot guarantee that they will be advised of a closing date for offers and consequently the property may be sold without notice.



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