



**18 ELGIN STREET**  
**KIRKCALDY, KY2 5HR**

**£259,995**  
**FREEHOLD**

X PRICE CHANGE X FOR SALE a simply Stunning Sympathetically Refurbished/ Extended Internally & Externally Traditional Semi Detached Villa situated in a sought after location whilst retaining its charm & character. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer to the market this amazing family home ready to move in to with refurbishment to briefly include NEW Roof - Re-Wiring - Central Heating - Bathrooms - Kitchen - Sound Insulation -New Heat and Sound Insulation throughout - Extension to Rear & Loft - Flooring - Windows & Doors - Landscaping. Benefitting from DG- GCH - EPC C - HOME REPORT £280,000. Accommodation comprises : Reception Hall - Living Room - Dining Kitchen - Three Double Bedrooms ( Bedroom 2 Jack N Jill Shower-Room) - Family Bathroom. Externally generous walled gardens to front & rear. Large rear gardens feature a large decked terrace with outside power/ light & water. Early Viewing Highly Recommended.



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your local property experts



# 18 ELGIN STREET

- X NEW PRICE X SUPERB REFURBISHED/ EXTENDED TRADITIONAL SEMI DETACHED VILLA • THREE DOUBLE BEDROOMS WITH JACK N JILL SHOWER-ROOM • MODERN FAMILY BATHROOM/WC • DG- GCH - EPC C - HOME REPORT £280,000 • LARGE WALLED GARDENS • MODERN DINING KITCHEN • SPACIOUS LIVING ROOM • SYMPATHETICALLY MODERNISED & EXTENDED THROUGHOUT • STUNNING FAMILY HOME • SOUGHT AFTER LOCATION



## FULL DESCRIPTION

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## KIRKCALDY

Kirkcaldy is situated adjacent to the A92 road network providing commuting links to Dundee - Perth - Aberdeen - Edinburgh - Glasgow & Beyond with Rail Links provided at Kirkcaldy Mainline Station. Kirkcaldy has many historical links with the Linoleum industry & Adam Smith the well known Economist during the Enlightenment Period. A wealth of Primary &

Secondary Schooling facilities are offered. An abundance of local & retail shopping outlets for all tastes & Kirkcaldy Leisure Centre providing recreational facilities for all. Beach & many walks along the waterfront are offered. Golfing catered for at Dunnikier Golf Club & Kirkcaldy Golf Club.

## RECEPTION HALL

Beautifully presented reception hall finished in neutral tones. High Ceiling. Fitted carpet.

## LIVING ROOM

Spacious main public room linking with Dining Kitchen to create a fantastic entertaining space. DG window. High ceiling. Store cupboard. Carpet.

## MODERN DINING KITCHEN

Generously proportioned, forming part of extension & features a newly installed range of wall & base cabinets, wipe clean worktop, inset sink & mixer tap. Integrated Gas hob, oven, extractor, fridge freezer, dishwasher. Pull out larder. Newly installed boiler. DG window to to side & rear. Security door leads to enclosed garden & decked terrace.

## BEDROOM 2

Spacious double bedroom. High ceiling. 2 DG window to front. New fuse box housed. Carpet. Access to Jack N Jill Shower/Room.

## JACK N JILL SHOWER/ROOM

Versatile downstairs shower/room accessed from Bedroom 2 & reception Hall. Comprising double

shower with black trim, feature waterfall shower with separate spray attachment, clear screen. Wash hand vanity unit. Low level wc. Wet wall splashback. Extractor fan.

### **BEDROOM 3**

Bright 3rd double bedroom. High corniced ceiling, DG window to rear. Carpet.

### **NEW STAIRCASE LEADS TO UPPER EXTENSION**

DG Skylight window.

### **MASTER BEDROOM**

Generously proportioned main double bedroom. Bright & airy with 2 DG windows to front & DG skylight window. Elevated aspects. Carpet.

### **FAMILY BATHROOM**

Newly installed & features stand alone bath, wash hand basin, low level wc. Chrome radiator, Frost DG window. Extractor fan.

### **FRONT GARDEN**

Walled front garden mainly stone chipped with side access to rear.

### **GENEROUS REAR GARDEN**

Generously proportioned walled rear garden features a large decked terraced leading from rear extension. Security lighting. Water tap. Ideal child friendly sunny garden.

## **18 ELGIN STREET**







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### ADDITIONAL INFORMATION

**Local Authority** – Fife Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1120.00 sq ft

**Tenure** – Freehold





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1020758)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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