



2 JOHN STREET KIRKCALDY, KY2 5LF

£199,995
FREEHOLD

New for sale a Stunning example of a Traditional Extended End Terraced Cottage modernised fully whilst retaining its charm & character offering generous & flexible family accommodation over 2 levels in a sought after location. Award Winning Home Sweet Home Estate Agents are delighted to offer for sale an Immaculate family home comprising Vestibule - Entrance Hall - Sitting Room - Family Room/ Snug - Boxroom/ Study - Modern Dining Kitchen - Three Double Bedrooms - Modern Family Bathroom & Modern Family Shower-Room. Benefitting from DG - GCH _ EPC D - HOME REPORT £210,000. Externally walled front garden leading to private/ secure rear garden with large shed & sensor lighting. Early Viewing Highly recommended.



home sweet home
estate agents
your local property experts

2 JOHN STREET

- STUNNING EXTENDED/ MODERNISED END TERRACED COTTAGE • TWO PUBLIC ROOMS - BOXROOM/ STUDY • DG- GCH - EPC D - HOME REPORT £210,000 • MODERN DINING KITCHEN • MODERN FAMILY BATHROOM/WC • MODERN SHOWER-ROOM/WC • PRIVATE ENCLOSED GARDEN • SOUGHT AFTER LOCATION • VIEW NOW!



FULL DESCRIPTION

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LOCATION

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.

VESTIBULE

Security door. High corniced ceiling. Chrome switch. Feature hardwood stained glass door to hallway.

ENTRANCE HALL

Presented in neutral tones. High corniced ceiling. Deep under stairs storage. Laminate floor. Feature hardwood doors to all accommodation. Chrome switches.

SITTING ROOM

Generous & well presented main public room. 2 DG windows to front. High corniced ceiling with ornate centre rose. Dado. Chrome sockets & switches. Shelved storage press. Fuse Box housed. Laminate floor.

FAMILY BATHROOM

Comprising a modern suite to include bath, wash hand vanity unit, low level wc. Wet wall splashback. Downlighting. Frost DG window. Extractor fan. Vanity mirror. Chrome towel radiator. Tiled floor.

FAMILY ROOM/ SNUG

Versatile room adjacent to Kitchen. DG window to rear. Shelved press. High coved ceiling. Chrome switches.

BOXROOM/ STUDY

Flexible work space with power , light & radiator.

MODERN DINING KITCHEN

Spaciously arranged with modern wall & base cabinets with built in sliding Pantry storage units, wipe

clean worktop surface, inset 1.5 sink & mixer tap. Integrated 5 burner gas hob, double oven, fridge freezer, dishwasher, wine fridge. (Washing machine & tumble dryer available by separate negotiation). Recessed lighting. Downlighting. Chrome sockets & switches. 2 DG windows to rear. DG window to side. Security door to private rear garden. Tiled floor. Slim wall mounted radiator.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

Generous main double bedroom with wardrobes storage. DG window to front. Carpet.

BEDROOM 2

Good size second double bedroom with eaves storage areas. DG window to front. Carpet.

BEDROOM 3

Bright third double bedroom currently utilised as a dressing room. DG window to rear. Carpet.

MODERN SHOWER-ROOM/WC

Beautifully finished with large walk in shower with clear screens, wash hand basin, low level wc. Wet wall splashback & feature hardwired vanity mirror. Frost DG window. Extractor Fan. Slim wall mounted radiator.

FRONT GARDEN

Walled front garden mainly stone chipped with secure gated access to rear.

PRIVATE REAR GARDEN

Secure fence enclosed garden with sensor controlled lighting. Mono block paved path & patios. Lawn & drying area. Large timber shed included.

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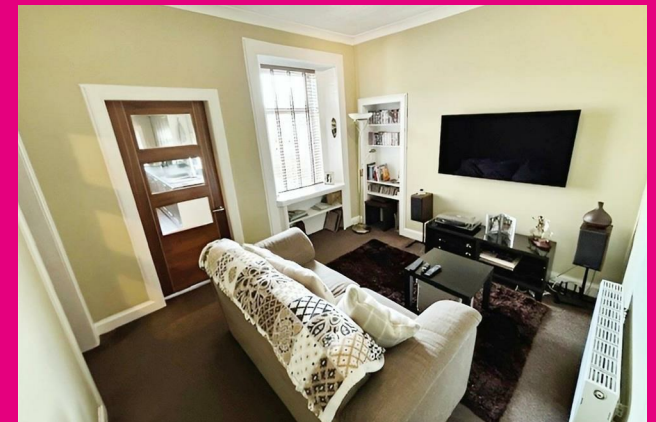




Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1053367)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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