



16 MATTHEW STREET

KIRKCALDY, KY2 5AT

£225,000
FREEHOLD

Welcome to this charming semi-detached house on Matthew Street, Kirkcaldy! This property is a true gem for those seeking a traditional yet modern family home. As you step inside, you'll be greeted by the perfect blend of period features and contemporary amenities. With three spacious reception rooms, there's plenty of space for entertaining guests or simply relaxing with your loved ones. The property boasts four generous bedrooms, ideal for a growing family or those in need of extra space. One modern bathroom/WC ensures convenience for all residents & modern fitted kitchen, while the enclosed garden provides a private outdoor sanctuary for you to enjoy. Further benefitting from DG- GCH - EPC D.

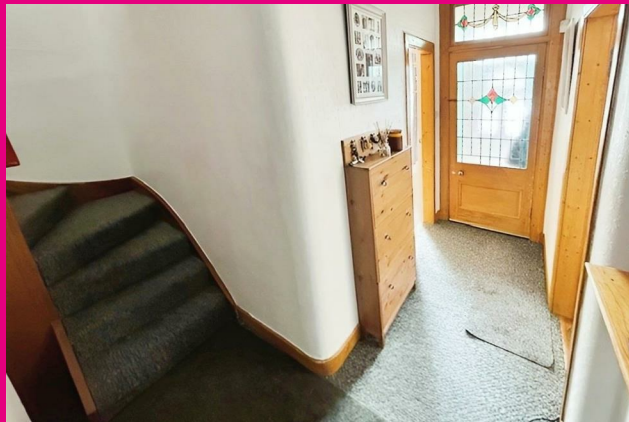
This property is perfect for those who appreciate the character of a traditional home but also desire the comforts of modern living. Don't miss the opportunity to make this flexible family home yours!



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16 MATTHEW STREET

- TRADITIONAL EXTENDED SEMI DETACHED VILLA
- FOUR DOUBLE BEDROOMS
- SITTING ROOM
- DINING ROOM
- FAMILY ROOM
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM/WC
- ENCLOSED GARDEN
- DRIVE-GARAGE
- DG- GCH - EPC D
- IDEAL FLEXIBLE FAMILY HOME
- HOME REPORT £235,000.



FULL DESCRIPTION

Welcome to this charming semi-detached house on Matthew Street, Kirkcaldy! This property is a true gem for those seeking a traditional yet modern family home. As you step inside, you'll be greeted by the perfect blend of period features and contemporary amenities. With three spacious reception rooms, there's plenty of space for entertaining guests or simply relaxing with your loved ones. The property boasts four generous bedrooms, ideal for a growing family or those in need of extra space. One modern bathroom/WC ensures convenience for all residents & modern fitted kitchen, while the enclosed garden provides a private outdoor sanctuary for you to enjoy. Further benefitting from DG- GCH - EPC D.

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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. Feature mosaic tiled floor. Stained glass internal door to hallway.

ENTRANCE HALL

Leads to all accommodation over 2 levels.

SITTING ROOM

Beautifully appointed with large DG Bay window to front. High corniced ceiling, stripped wood flooring & co-ordinating original door. Alcove. Gas fire.

BEDROOM 1

Bright double bedroom currently utilised as an office. DG window to front. Corniced ceiling. Laminate floor.

MODERN FAMILY BATHROOM/WC

Well proportioned 4 piece suite features bath, stand alone double shower Mira electric shower, clear screen. Wash hand vanity unit. Low level wc. Frost DG window. Chrome towel radiator. Tiled floor.

DINING ROOM

Flexible space linking Family Room & Kitchen. High corniced ceiling. Fitted storage. Laminate floor.

BEDROOM 2

Accessed off Dining room. Generously proportioned

with high corniced ceiling. Shelved store. DG window to rear. Space for range of furniture. Laminate floor.

FAMILY ROOM

Adjacent to Kitchen with DG french doors to enclosed garden. Thru arch to kitchen & access to Dining room. Laminate floor.

MODERN FITTED KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop, inset sink & mixer tap. Integrated gas hob, oven, microwave, washing machine, dishwasher, fridge freezer. DG window to rear. Tiled floor.

STAIRS TO FIRST FLOOR LANDING

Housing deep store.

BEDROOM 3

Good size double bedroom with deep double wardrobe & eaves access. DG skylight.

BEDROOM 4

Bright fourth bedroom double store cupboard & additional deep eaves access. DG skylight window.

FRONT GARDEN

Low maintenance front walled garden. Laid to lawn bordered by plants & shrubs.

SHARED DRIVEWAY

Gated access with shared driveway which then splits in front garage providing parking for 1 car & additional parking in garage for another.

GARAGE

Single garage with store to rear. Reduced ceiling height provides storage above & could be removed if required.

REAR GARDEN

Private enclosed walled garden. Paved patio, lawn, bordered by plants & shrubs. Rear access to store behind garage.

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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079182)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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