

24 SAUCHIE CRESCENT KINGLASSIE, KY5 0YZ

£169,995
FREEHOLD

Nestled in the charming Sauchie Crescent of Kinglassie, Lochgelly, this stunning modern semi-detached villa is a true gem waiting to be discovered. Boasting a private garden, this property offers a perfect blend of comfort and style for young couples/ families. As you step inside, you are greeted by a spacious lounge, ideal for relaxing or entertaining guests. The modern dining kitchen is a culinary enthusiast's dream, providing the perfect space to create delicious meals and lasting memories. This beautiful semi detached villa features three double bedrooms, with the master bedroom boasting an en-suite for added convenience. With three bathrooms in total, there will never be a queue in the morning rush. The property comes complete with a double drive and garage, ensuring ample parking space for you and your guests. With double glazing, gas central heating, and an EPC rating of C, this home is not only inviting but also energy efficient. Don't miss the opportunity to make this house your home. The home report values this property at £175,000, making it a fantastic investment in a sought-after location. Book a viewing today and envision the possibilities that await in this lovely semi-detached villa on Sauchie Crescent.



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24 SAUCHIE CRESCENT

- BEAUTIFUL MODERN SEMI DETACHED VILLA • THREE DOUBLE BEDROOMS MASTER EN-SUITE • DOUBLE DRIVE- SINGLE GARAGE • PRIVATE ENCLOSED GARDEN • BRIGHT LOUNGE - MODERN DINING KITCHEN • FAMILY BATHROOM & SEP WC • DG- GCH - EPC C - HOME REPORT £175,000 • SMALL PRIVATE CUL DE SAC • IDEAL FOR COUPLES & YOUNG FAMILIES • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

Nestled in the charming Sauchie Crescent of Kinglassie, Lochgelly, this stunning modern semi-detached villa is a true gem waiting to be discovered. Boasting a private garden, this property offers a perfect blend of comfort and style for young couples/ families. As you step inside, you are greeted by a spacious lounge, ideal for relaxing or entertaining guests. The modern dining kitchen is a culinary enthusiast's dream, providing the perfect space to create delicious meals and lasting memories. This beautiful semi detached villa features three double bedrooms, with the master bedroom boasting an en-suite for added convenience. With three bathrooms in total, there will never be a queue in the morning rush. The property comes complete with a double drive and garage, ensuring ample parking space for you and your guests. With double glazing, gas central heating, and an EPC rating of C, this home is not only inviting but also energy efficient. Don't miss the opportunity to make this house your home. The home report values this property at £175,000, making it a fantastic investment in a sought-after location. Book a viewing today and envision the possibilities that await in this lovely semi-detached villa on Sauchie Crescent.

LOCATION

Kinglassie is ideally placed for commuting throughout Fife & beyond. The town offers a wide variety of

local shops, specialist stores, primary schooling, bowling club & lovely outdoor walks.

ENTRANCE HALL

Bright & airy leading to all accommodation over 2 levels. Under stairs storage. Laminate floor.

SEP WC

Low level wc. Wash hand basin.

LOUNGE

Lovely aspect with DG windows over looking rear garden with tree lined outlook. Coved edging. Laminate floor. Part glazed doors to hall & kitchen allowing natural light to travel.

DINING KITCHEN

Well proportioned to include a range of modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Appliances to include Gas hob, oven, fridge freezer, washing machine. dishwasher. Ample space for family size table & chairs. DG window to rear. DG french doors with fitted blind to private garden.

STAIRS TO FIRST FLOOR LANDING

Store cupboard. Loft access.

MASTER BEDROOM

Spacious main double bedroom with fitted wardrobes. DG windows to rear enjoy a tree lined aspect. Carpet.

EN-SUITE SHOWER-ROOM/WC

Comprising double walk n shower with clear screen.
Wash hand basin. Low level wc. Frost DG window.
Extractor fan. Shaver point.

BEDROOM 2

Good size second double bedroom with double wardrobe. DG window to front. Carpet.

BEDROOM 3

Bright third double bedroom with double mirrored wardrobe. DG window to rear with tree lined aspect.
This room would make an ideal home office. Carpet.

FAMILY BATHROOM

Comprising bath, wash hand basin, low level wc.
Airing cupboard housed. Frost DG window. Extractor fan.

DOUBLE DRIVEWAY

Mono block paved providing off street parking, leads to single garage.

SINGLE GARAGE

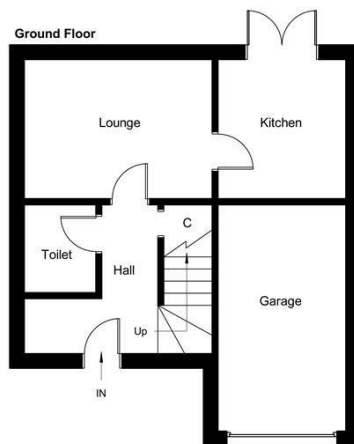
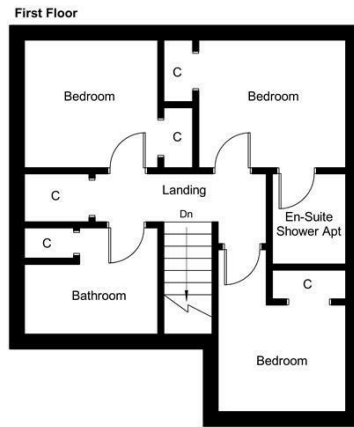
Single integral garage, power, light. Boiler housed.

EXTERNAL

Lawn bordered by stone chips, gated access to rear.
Private fence enclosed rear garden with lawn, feature decked sun terrace. Timber shed. Security lighting.

24 SAUCHIE CRESCENT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(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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