



9 LOCHLEA GROVE KIRKCALDY, KY2 6DY

£310,000
FREEHOLD

New for sale this stunning executive detached villa is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious lounge, dining room, sunroom, fitted kitchen, and a convenient utility room - perfect for modern living. With four generously sized double bedrooms, including a master bedroom with an en-suite, this property offers ample space for a growing family or those who love to host guests. The family bathroom and separate WC provide practicality and convenience for everyday living. One of the standout features of this property is the large garden plot that surrounds the villa, boasting stunning mature gardens that create a tranquil and private oasis for relaxation and outdoor enjoyment. Imagine sipping your morning coffee surrounded by the beauty of nature right in your own backyard. Parking will never be an issue with two drives that can accommodate several cars and a single garage. Home Report £325,000, DG - GCH - EPC C. Don't miss the opportunity to make this house your home and experience the luxury of living in a spacious and well-appointed villa in a sought-after location. Book a viewing today and let this property captivate you with its charm and potential.



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9 LOCHLEA GROVE

- STUNNING EXTENDED DETACHED VILLA IN LARGE GARDEN PLOT • TWO DRIVEWAYS - SINGLE DETACHED GARAGE • FOUR BEDROOMS MASTER EN-SUITE • LARGE LOUNGE - SEP DINING ROOM - SUN ROOM • DG- GCH - EPC C - HOME REPORT £325,000 • FAMILY BATHROOM - SEP WC • MODERN FITTED KITCHEN - UTILITY AREA • GENEROUS MATURE / LANDSCAPED GARDENS • VIEWING HIGHLY RECOMMENDED • SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION



FULL DESCRIPTION

New for sale this stunning executive detached villa is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious lounge, dining room, sunroom, fitted kitchen, and a convenient utility room - perfect for modern living. With four generously sized double bedrooms, including a master bedroom with an en-suite, this property offers ample space for a growing family or those who love to host guests. The family bathroom and separate WC provide practicality and convenience for everyday living. One of the standout features of this property is the large garden plot that surrounds the villa, boasting stunning mature gardens that create a tranquil and private oasis for relaxation and outdoor enjoyment. Imagine sipping your morning coffee surrounded by the beauty of nature right in your own backyard. Parking will never be an issue with two drives that can accommodate several cars and a single garage. Home Report £325,000, DG - GCH - EPC C. Don't miss the opportunity to make this house your home and experience the luxury of living in a spacious and well-appointed villa in a sought-after location. Book a viewing today and let this property captivate you with its charm and potential.

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.

RECEPTION HALL

Welcoming entrance finished in neutral tones. Security door. Coved edging. Laminate floor. Alarm control.

GENEROUS LOUNGE

Generous well finished public room. DG windows to front. DG Bi Fold doors to Sun lounge. Coved edging. Laminate floor.

SUN ROOM

Versatile third public room with private aspect onto wrap around gardens. DG window units with DG security door.

DINING ROOM

Flexible formal dining could be utilised as a 5th bedroom. DG window to front. Coved edging. Laminate floor.

FITTED KITCHEN

Features a range of modern wall & base cabinets

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with eye catching pull out storage ladders, corner carousels to maximise storage. Wipe clean worktop surface, inset sink & mixer tap. Integrated range gas cooker, dishwasher, fridge freezer. Recessed under unit lighting. Downlighting. DG window to rear. Chrome sockets & switches.

UTILITY AREA

Useful additional store area, plumbed for washing machine. Boiler housed. Security door to garden.

SEP WC

Modern suite with low level wc, wash hand basin. Frost DG window. Chrome towel radiator.

STAIRS TO GALLERIED FIRST FLOOR LANDING

Feature landing, light airy. DG window. Store cupboard.

MASTER BEDROOM

Generous main double bedroom with 2 double wardrobes. DG windows to front. Carpet.

EN-SUITE SHOWER-ROOM/WC

Modern suite to feature corner shower, wash hand basin, low level wc. Tiled floor & wall. Frost DG window. Downlighting. Chrome towel radiator.

BEDROOM 2

Good size second double bedroom with 2 double wardrobes. DG window to front. Carpet.

BEDROOM 3

Third double bedroom with triple mirrored wardrobes. DG window to front. Carpet.

BEDROOM 4

Bright & airy fourth bedroom/ ideal home office. DG window to rear. Carpet.

FAMILY BATHROOM/WC

Updated modern suite to feature waterfall shower, with spray attachment over bath with remote controlled function. Wash hand basin. Low level wc. Downlighting. Frost DG window. Tiled floor & wall. Slim towel radiator.

LARGE MATURE GARDENS

Fabulous large landscaped grounds mainly laid to lawn, bordered by mature hedgerow, plants, shrubs & established trees. Scope to extend subject to planning permission. Secluded rear garden with roller canopy, timber shed & greenhouse. Bordered by established plants & shrubs. Security lighting.

DRIVEWAY TO SINGLE GARAGE

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

SINGLE GARAGE

Up & over door, power, light, rear access. Storage in roof space. Water point.

GATED SECOND DRIVE

Gated drive mainly mono block paved providing off street parking for several cars.

OUTBUILDINGS

Timber shed 12' x 8' & greenhouse included in sale.

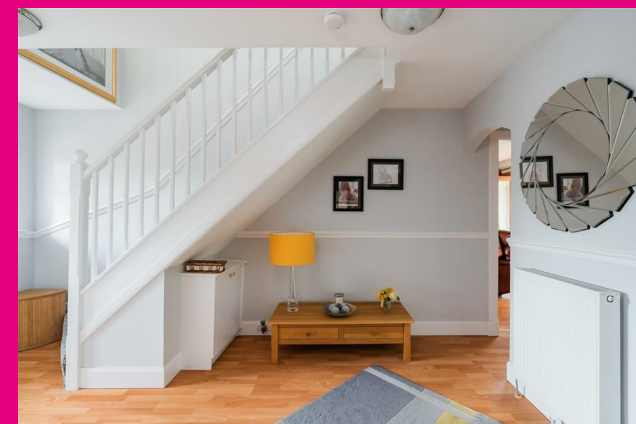
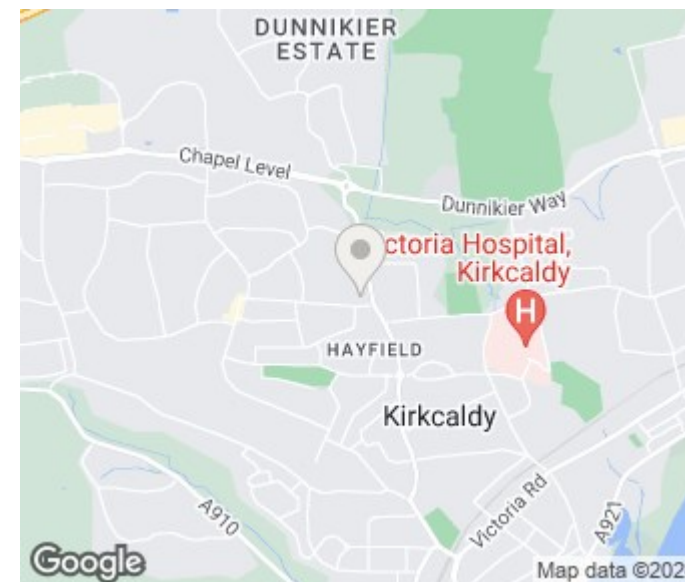




Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094472)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	74	85
	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

Home Sweet Home Estate Agents Fife
 Sales
 86 High Street
 Markinch
 Fife
 KY7 6DQ

01592 725370
 info@homesweethomemoves.co.uk
 www.homesweethomemoves.co.uk

