

3 ROSSLYN AVENUE KIRKCALDY, KY1 2BL

£185,000
FREEHOLD

x NEW PRICE x Nestled in the charming Rosslyn Avenue of Kirkcaldy, this nearly new (Built 2020) semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a freshly presented lounge, perfect for relaxing or entertaining guests. The modern dining kitchen is ideal for whipping up delicious meals and creating lasting memories with loved ones. This beautiful property boasts three bright bedrooms, offering ample space for a growing family or those in need of a home office. The master bedroom comes with the added luxury of an en-suite. Additionally, there are two more bathrooms in the property, including a newly installed family bathroom. Parking is a breeze with space for two vehicles & additional visitors parking, ensuring you never have to worry about finding a spot after a long day. The private enclosed garden is a tranquil oasis where you can unwind and enjoy the fresh air in the comfort of your own home. With features such as NHBC, double glazing, and gas central heating, EPC C.



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3 ROSSLYN AVENUE

- x NEW PRICE x ATTRACTIVE SEMI DETACHED VILLA
- 2 CAR OFF STREET PARKING
- BRIGHT LOUNGE - MODERN DINING KITCHEN
- UPDATED FAMILY BATHROOM & SEP WC
- 3 BEDROOMS MASTER EN-SUITE SHOWER-ROOM/WC
- DG- GCH - EPC C
- HOME REPORT £195,000
- EARLY VIEWING RECOMMENDED
- BUILT 2020 BY PERSIMMON HOMES
- NHBC GUARANTEE



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.

ENTRANCE HALLWAY

Welcoming entrance in neutral tones. Cloaks facility. Alarm control.

SEP WC

Features wash hand basin, low level wc. Frost DG window. Extractor fan.

BRIGHT LOUNGE

Well-presented main public room with space for range of free-standing furniture. Chrome sockets & switches. Hard wired internet point. DG window to front. Laminate floor.

MODERN DINING KITCHEN

Generously proportioned with garden aspect. Modern wall & base cabinets, wipe clean worktop surface, inset 1.5 sink & mixer tap. Integrated gas hob, oven, extractor fan. Chrome sockets & switches. DG window to rear. DG French doors to enclosed garden. Space for large family table & chairs. Deep under-stairs storage. Fitted blinds.

STAIRS TO FIRST FLOOR LANDING

MASTER BEDROOM

Good size main double bedroom feature fitted mirrored wardrobes. DG window to front. Chrome sockets & switches. Hard wired internet point. TV aerial point.

EN-SUITE SHOWER-ROOM/WC

Modern suite to include walk in double shower with clear sliding scree & tiled wall. Wash hand basin. Low level wc. Frost DG window. Extractor fan. Graphite radiator.

BEDROOM 2

Good size second double bedroom. DG window to rear. Chrome sockets & switches. Carpet. TV aerial point.

BEDROOM 3

Bright single room/ home office or nursery. DG window to rear. Chrome Sockets & switches. TV aerial point. Carpet.

NEW FAMILY BATHROOM

Recently updated to feature 'P' Shaped shower bath with Mira electric shower, clear screen & co-ordinated attractive tiled splashback to ceiling height. Wash hand basin. Low level wc. Frost DG window. Large vanity mirror. Extractor fan. Graphite radiator. Hatch to loft.

FRONT GARDEN

Laid to lawn front garden with metal railing. Gated access to rear.

REAR GARDEN

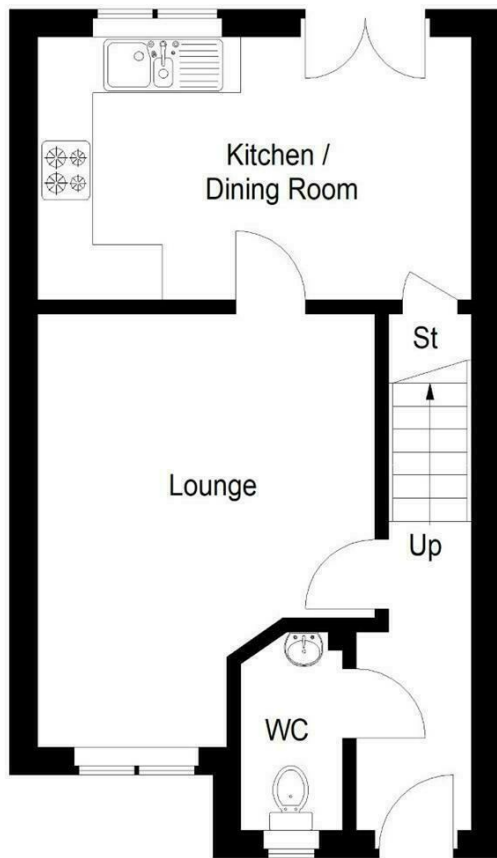
Fence enclosed garden with South/ Westerly aspect. Large, paved terrace. Lawn. Timber shed. Gated access to parking bays at rear. Water tap. Security light.

OFF STREET PARKING

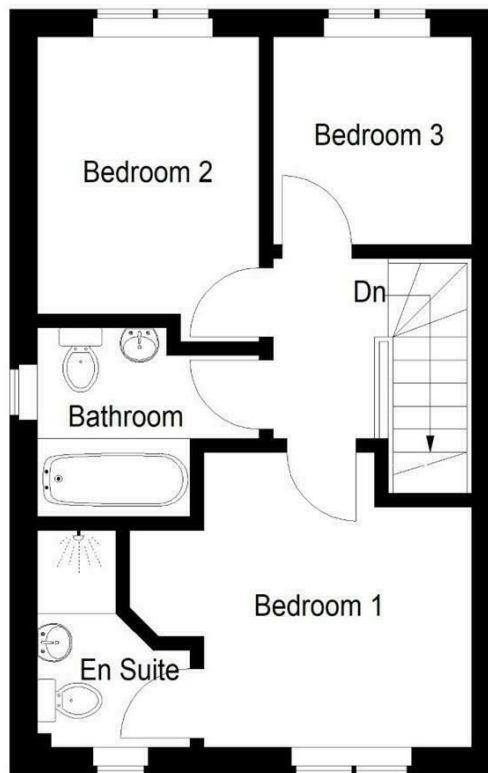
2 Off street parking bays situated directly to rear of garden fence. Additional visitors parking bays available.

3 ROSSLYN AVENUE

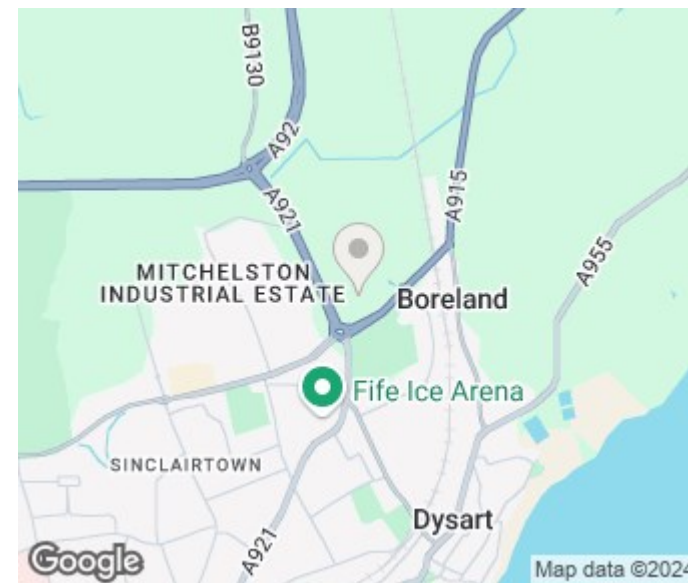




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		80	
(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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