



81 DOTHAN ROAD
KIRKCALDY, KY2 6GD

£310,000
FREEHOLD

**** VIEWING ESSENTIAL **** Stunning Executive Detached Villa with open aspect to front, South Facing rear garden set within the sought after Ostlers Way development built by Dundas homes to a high standard with Oak internal doors. Award Winning Home Sweet Home Estate Agents Fife are delighted to present for sale a superb family home in well regarded location comprising Reception Hall - Bay Window Lounge - Modern Dining Kitchen - Utility Room - Four Double Bedrooms Master En-Suite - Family Bathroom & Sep WC. Benefitting from DG- GCH - EPC C - Home Report £320,000. Externally double drive, single garage & enclosed South facing garden with summerhouse. View Now!



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81 DOTHAN ROAD

- STUNNING EXECUTIVE DETACHED VILLA WITH OPEN ASPECT • DG- GCH - EPC C - Home Report £320,00 • BAY WINDOW LOUNGE - MODERN DINING KITCHEN • FAMILY BATHROOM - SEP WC • 4 DOUBLE BEDROOMS MASTER EN-SUITE • DOUBLE DRIVE- SINGLE GARAGE • LANDSCAPED REAR GARDEN • SOUGHT AFTER FAMILY HOME • BUILT BY DUNDAS HOMES • VIEW NOW!



FULL DESCRIPTION

New for sale a Stunning Executive Detached Villa with open aspect to front, South Facing rear garden set within the sought after Ostlers Way development built by Dundas homes to a high standard with Oak internal doors. Award Winning Home Sweet Home Estate Agents Fife are delighted to present for sale a superb family home in well regarded location comprising Reception Hall - Bay Window Lounge - Modern Dining Kitchen - Utility Room - Four Double Bedrooms Master En-Suite - Family Bathroom & Sep WC. Benefitting from DG- GCH - EPC C - Home Report £320,000. Externally double drive, single garage & enclosed South facing garden with summerhouse. View Now!

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

Well-presented entrance in neutral tones. Security door. Cloaks cupboard. Heating control. Laminate floor.

BAY WINDOW LOUNGE

Generous main double bedroom with feature DG Bay window to front with open aspect. DG window to side. Carpet.

MODERN DINING KITCHEN

Generously proportioned with a range of modern wall & base cabinets, wipe clean worktop, inset sink. Integrated gas hob, oven, dishwasher, fridge freezer. DG window to rear. DG french doors to private garden.

UTILITY ROOM

Base storage units. Wipe clean worktop, inset sink. Deep store cupboard. Graphite grey Samsung washing machine & tumble dryer included in sale. DG window. Security door.

SEP WC

Wash hand basin. Low level wc. Extractor fan.

STAIRS TO FIRST FLOOR LANDING

Oversized hatch access to part floored loft with ladder, power.

MASTER BEDROOM

Spacious main double bedroom with 2 double wardrobes. Feature DG Bay window to front with open aspect. Carpet.

EN-SUITE SHOWER-ROOM

Large Mira shower, clear screen, wash hand basin, low level wc. Wall mounted vanity mirror backlit. Frost DG window. Extractor fan.

BEDROOM 2

Good size second double bedroom with double mirrored wardrobe. 3 DG window to front with open aspect. Carpet.

BEDROOM 3

Third double bedroom with double mirrored wardrobe currently utilised as a home gym. DG window to rear. Carpet.

BEDROOM 4

Bright 4th double bedroom. DG window to rear. Carpet.

FAMILY BATHROOM/WC

Comprising bath with overhead Mira sport shower, clear screen. Wash hand vanity unit. Low level wc. Feature vanity mirror backlit. Frost DG window.

DOUBLE DRIVEWAY

Mono block drive provides off street parking for 2 cars.

GARAGE

Single integral garage with up & over door. Power & light.

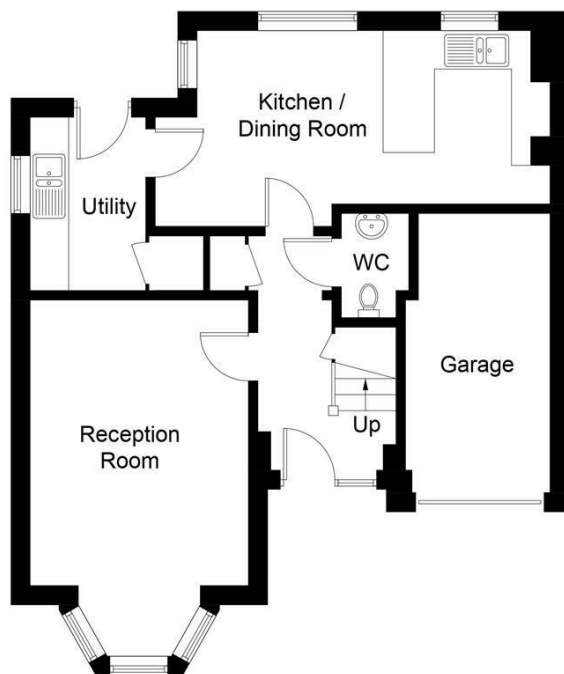
EXTERNAL

Laid to lawn front garden bordered by hedgerow, gated access to rear. Generous South facing

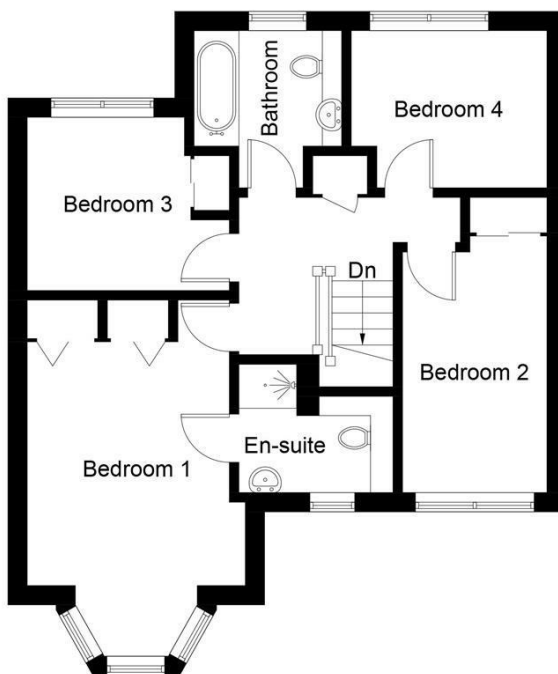
enclosed rear with large, paved India sandstone terrace. 2 Steps to upper garden laid with all-weather turf & summerhouse with power. External light & power.

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169231)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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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