



5 BERWICK PLACE

DYSART, KY1 2XU

£137,500
FREEHOLD

New for sale a Beautiful Semi-Detached Villa in small cul de sac on Fife Coastal Path ideal for families. Award Winning Home Sweet Home Estate Agents Fife are delighted to present for sale a spacious starter home comprising: Welcoming Entrance Hall - Spacious Lounge/ Diner - Modern Dining Kitchen - Three Bedrooms Two Double - Modern 4 Piece Family Bathroom. Benefitting from DG - GCH - EPC D - HOME REPORT £140,000. Externally low maintenance front garden, to rear a sunny generous private oasis landscaped by present owners. Early Viewing Highly Recommended.



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estate agents
your local property experts

5 BERWICK PLACE

• BEAUTIFUL SEMI DETACHED VILLA • THREE
BEDROOMS TWO DOUBLE • DG - GCH - EPC D - HOME
REPORT £140,000 • SPACIOUS LOUNGE/
DINER • MODERN DINING KITCHEN &
APPLIANCES • MODERN 4 PIECE FAMILY
BATHROOM • PRIVATE ENCLOSED GARDEN • PARTIAL
SEA VIEWS • FIFE COASTAL PATH • IDEAL FAMILY
HOME



FULL DESCRIPTION

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LOCATION

Dysart itself sit on the Fife coastal path & features local shops, walks, harbour & beach. Further amenities available in Kirkcaldy which 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 HALL

Welcoming entrance freshly presented. Security door. Under stairs storage houses updated consumer unit. Laminate floor.

LOUNGE/ DINER

Generously proportioned with DG patio doors to private enclosed garden. Coved edging. Laminate floor.

DINING KITCHEN

Fitted with range of modern style wall & base cabinets, wipe clean worktop surface, inset sink & side drainer. Integrated gas hob, oven, fridge freezer. Washing machine included in sale. Worcester boiler housed. DG window to front. Space for table & chairs. Laminate floor.

STAIRS TO FIRST FLOOR LANDING

Hatch access to floored loft with pull down ladder, power & light.

BEDROOM 1

Good size double bedroom. DG window to front. Carpet.

BEDROOM 2

Second double bedroom. DG window to rear with rooftop sea views. Carpet.

BEDROOM 3

Bright 3rd bedroom. DG window to rear enjoys rooftop sea views. Carpet.

4 PIECE FAMILY BATHROOM

Modern suite to include bath with spray attachment, standalone double shower with clear screen. Wash hand vanity unit. Low level wc. Tiled floor & wall. Frost DG window. Downlighting. Chrome radiator. Linen cupboard housed.

FRONT GARDEN

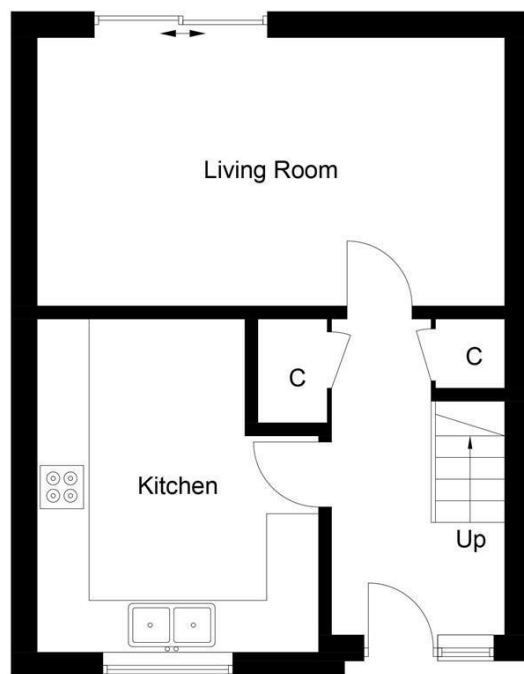
Walled front garden mainly paved, bordered by stone chips with side access to rear housing wheelie bins.

SUNNY REAR GARDEN

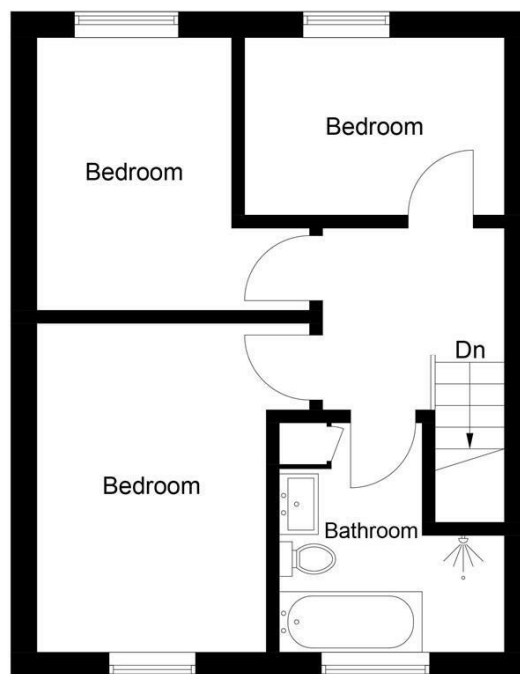
A private & generous oasis landscaped by present owners with large, decked sun terrace, patio, lawn, bordered by established plants & shrubs. Love seat included in sale as well as 2 sheds. Property features fixed outside store (formerly porch with power & light. Security light.

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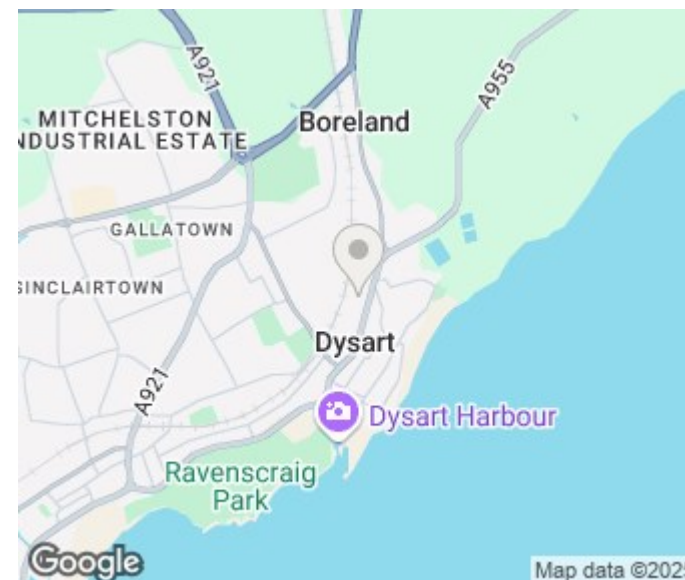


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179298)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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