



23 ROSSLYN WYND

KIRKCALDY, KY1 2BQ

£189,995
FREEHOLD

New for sale a Modern End Terraced Villa with corner garden & 2 car off street parking to front. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a move in condition home comprising: Entrance Hall - Sep WC - Bright Lounge- Modern Dining Kitchen - Three Bedrooms Master En-Suite - Family Bathroom/wc. Benefitting from DG- GCH - EPC C - HOME REPORT £195,000. Externally 2 off street parking bays to front, low maintenance front garden & gated fence enclosed rear/ side garden. View Now!



home sweet home
estate agents
your local property experts

23 ROSSLYN WYND

• MODERN END TERRACED VILLA • DG- GCH -
EPC C - HOME REPORT £195,000 • 3 BEDROOMS
2 DBL MASTER EN-SUITE • 2 CAR OFF STREET
PARKING • BRIGHT LOUNGE • MODERN DINING
KITCHEN • MODERN BATHROOM & SEP
WC • ENCLOSED GARDEN • MOVE IN
CONDITION • VIEW NOW!



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 HALL

Security door.

SEP WC

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

LOUNGE

Bright public room. DG window to front. Carpet. Fitted blind.

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. 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 DG window to front. Fitted blind. Carpet.

EN-SUITE SHOWER-ROOM

features a double walk-in shower with clear screen. Wash hand basin. Low level wc. Frost DG window. Tiled splashback. Extractor fan. Tiled floor.

BEDROOM 2

Bright second double bedroom. DG window to rear. Carpet.

BEDROOM 3

Bright single room. DG window to rear. Carpet.

FAMILY BATHROOM/WC

Comprising bath with tiled splashback, wash hand basin, low level wc. Extractor fan.

FRONT GARDEN

Low maintenance front garden with gated access to side/ rear.

OFF STREET PARKING BAYS

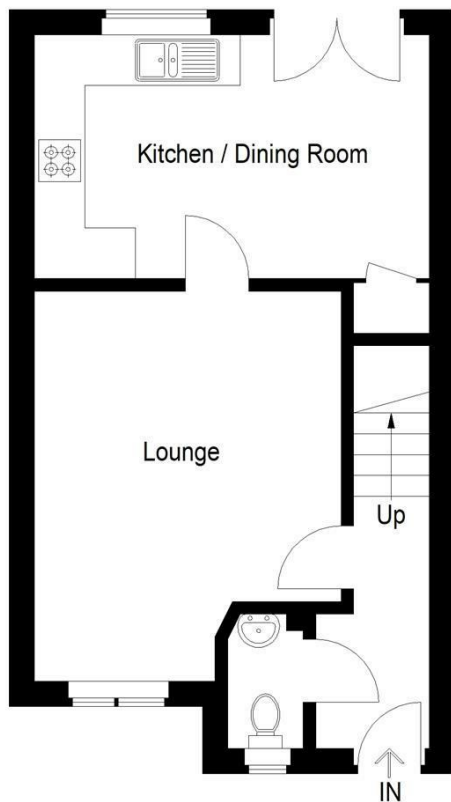
2 Off street parking bays directly in front of home.

REAR GARDEN

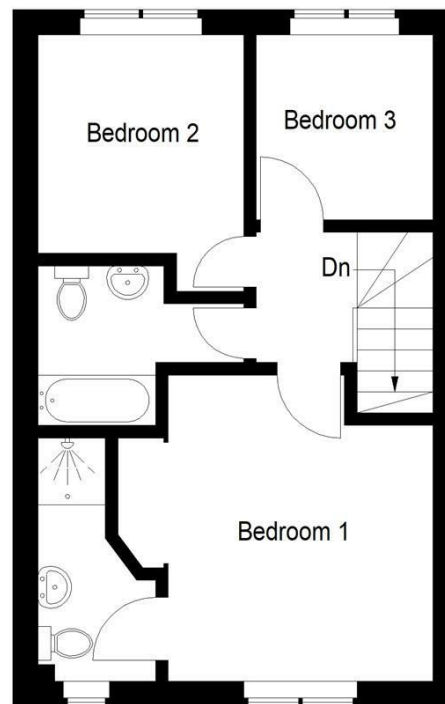
Slightly larger than norm garden to rear & side fence enclosed. Mainly laid to lawn with paved patio / path.

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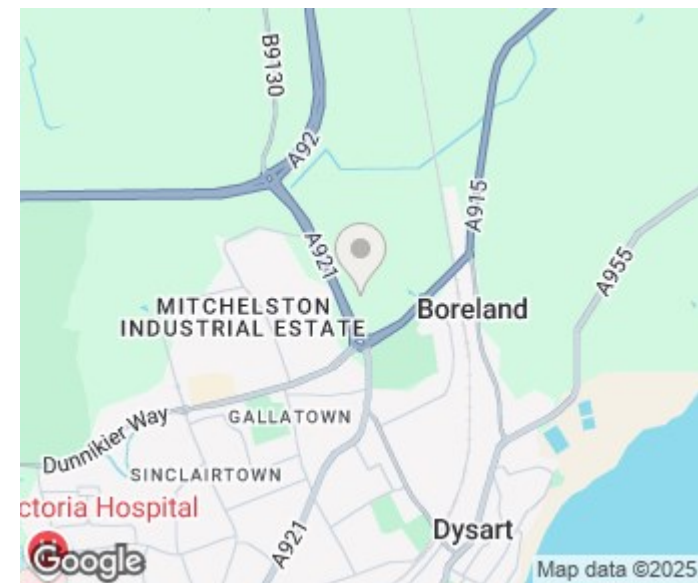


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1190115)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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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