



16 ADELAIDE ROAD
KIRKCALDY, KY2 6FA

£320,000
FREEHOLD

New for sale a Stunning Executive Detached Villa set within large corner tree lined plot, 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 - Lounge - Modern Dining Kitchen - Dining/ Family Room - Utility Room- Four Bedrooms Master En-Suite - Family Bathroom & Sep wc. Benefitting from DG- GCH - EPC C - HOME REPORT £330,000. Externally features corner garden grounds on 2 sides, double drive leads to double detached garage. Early Viewing Highly Recommended.



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16 ADELAIDE ROAD

• STUNNING DETACHED VILLA IN CORNER PLOT • DBL DRIVE - DETACHED DBL GARAGE • FOUR BEDROOMS MASTER EN-SUITE • DUAL ASPECT LOUNGE- DINING/ FAMILY RM • GENEROUS MODERN DINING KITCHEN - UTILITY • FAMILY BATHROOM - SEP WC • DG- GCH - EPC C - HOME REPORT £330,000 • VIEWING HIGHLY RECOMMENDED • BUILT BY DUNDAS HOMES • OAK INTERNAL DOORS



FULL DESCRIPTION

New for sale a Stunning Executive Detached Villa set within large corner tree lined plot, 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 - Lounge - Modern Dining Kitchen - Dining/ Family Room - Utility Room- Four Bedrooms Master En-Suite - Family Bathroom & Sep wc. Benefitting from DG-GCH - EPC C - HOME REPORT £330,000. Externally features corner garden grounds on 2 sides, double drive leads to double detached garage. Early Viewing Highly Recommended.

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

Security door with DG side panels. Well-appointed entrance light & airy. Oak internal doors. Store cupboard. Wood flooring.

SEP WC

Low level wc. Wash hand basin. Frost Dg window. Extractor fan.

LOUNGE

Spacious main public room enjoying a dual aspect with 3 DG windows to front & 2 DG windows to rear. Fitted blinds. Wood floor.

DINING/ FAMILY ROOM

Flexible 2nd public room. 2 DG windows to front. Fitted blinds. Wood floor.

MODERN DINING KITCHEN

Generously proportioned with a range of modern wall & base cabinets, wipe clean worktop, breakfast bar. Inset sink & mixer tap. Integrated gas hob, double oven, fridge freezer. Store cupboard. 2 Dg windows to rear with fitted blinds. DG French doors to rear garden. Wood floor.

UTILITY ROOM

Modern wall & base cabinets, wipe clean worktop. Plumbed for white goods. Boiler housed. Security door.

STAIRS TO FIRST FLOOR GALLERIED LANDING

Feature bright landing with store cupboard. 2 DG windows to front. Fitted blinds.

MASTER BEDROOM

Spacious main do9uble bedroom with fitted wardrobes. 2 DG windows to rear. Fitted blinds. Carpet.

EN-SUITE SHOWER-ROOM

Well-proportioned with double walk-in shower, clear screen. Wah hand vanity unit. Low level wc. Frost DG window. Tiled floor.

BEDROOM 2

Second double bedroom with double wardrobe. 2 DG windows tree lined aspect. Fitted blind. Carpet.

BEDROOM 3

Third double bedroom with double wardrobe. 2 DG windows to rear. Fitted blind. Carpet.

BEDROOM 4

Bright fourth bedroom currently a home office. 2 DG windows to front. Fitted blind. carpet.

FAMILY BATHROOM

Modern suite to include bath with overhead Mira Sport electric shower, clear screen, wash hand vanity unit, low level wc. Frost DG window. Extractor fan. Tiled floor & wall.

CORNER GARDEN

Generous low maintenance gardens on 3 sides mainly laid to lawn, bordered by stone chipped with gated access. Timer shed. Security light. Water tap.

DOUBLE DRIVE

Provides off street parking for 2 cars.

DETACHED DOUBLE GARAGE

Double detached garage with 2 up & over doors. Power, light, storage in roof space.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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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