

## 1A STRATHORE COTTAGE

KIRKCALDY, KY1 4DQ

**£145,000**  
**FREEHOLD**

New for sale a Beautiful Traditional Semi-Detached Cottage with semi-rural aspect modernised by the present owner to include Air Source Heat Pump Heating System - Solar Panels - Wood Burning Fire & Insulation. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a deceptively spacious home comprising: Entrance Hall - Lounge with Wood Burner Fire - Modern Breakfasting Kitchen - Two Double Bedrooms - Modern Shower-Room. Benefitting from DG - Air Pump Central Heating - Solar Panels - EPC C - HOME REPORT £150,000. Externally front garden, gated drive & enclosed rear garden. Early viewing recommended of this energy efficient home.



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your local property experts

# 1A STRATHORE COTTAGE

- BEAUTIFUL TRADITIONAL SEMI DETACHED COTTAGE • TWO DOUBLE BEDROOMS • SITTING ROOM WITH WOOD BURNING FIRE • MODERN BREAKFASTING KITCHEN & APPLIANCES • MODERN SHOWER-ROOM • OFF STREET PARKING - ENCLOSED GARDEN • DG- AIR SOURCE HEAT PUMP - EPC C • HOME REPORT £150,000 • ENERGY EFFICIENT WITH SOLAR PANELS & NEW HEATING SYSTEM • VIEWING RECOMMENDED



## FULL DESCRIPTION

New for sale a Beautiful Traditional Semi-Detached Cottage with semi-rural aspect modernised by the present owner to include Air Source Heat Pump Heating System - Solar Panels - Wood Burning Fire & Insulation. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a deceptively spacious home comprising: Entrance Hall - Lounge with Wood Burner Fire - Modern Breakfasting Kitchen - Two Double Bedrooms - Modern Shower-Room. Benefitting from DG - Air Pump Central Heating - Solar Panels - EPC C - HOME REPORT £150,000. Externally front garden, gated drive & enclosed rear garden. Early viewing recommended of this energy efficient home.

## LOCATION

Thornton offers a wealth of local shops, food outlets, mainline bus route & Train Station Glenrothes With Thornton. By road easily accessible via A92 north & south providing ideal commuting links to Dundee, Perth, Edinburgh, Glasgow & Beyond. Nursery & Primary Schooling facilities offered to cater for families.

## ENTRANCE HALL

Freshly presented leading to all accommodation on one level. Store cupboard. Loft access. Laminate floor.

## SITTING ROOM

Spacious main public room with focal point wood

burning fire installed by owner. 2 DG windows to front enjoy South facing aspect. Fitted vision style blinds. Coved edging. Laminate floor.

## MODERN BREAKFASTING KITCHEN

Features a range of modern wall & base cabinets, wipe clean worktop surface, inset sink with Boiling Tap. Integrated ceramic hob, double oven. Washing machine & fridge freezer included. Store houses heating system tank. DG window. Space for table & chairs. Laminate floor.

## MASTER BEDROOM

Spacious main double bedroom. DG window with fitted blind. Feature colour changing remote light. Laminate floor.

## BEDROOM 2

Bright second double bedroom. DG window to front with South facing aspect. Fitted blind.

## MODERN SHOWER-ROOM

Comprising large corner shower, clear screens, wash hand vanity unit. Low level wc. Wet wall splashback. Frost DG window. Slim graphite towel radiator. Downlighting.

## FRONT GARDEN/ OFF STRET PARKING

Stone chipped front garden with security light & could be utilised for additional off street parking. Gated access to driveway.

## DRIVEWAY

Gated driveway provides off street parking or additional garden area.



## REAR GARDEN

Fence enclosed private garden mainly stone chipped.

Wood store, shed. Drying area.

## 1A STRATHORE COTTAGE



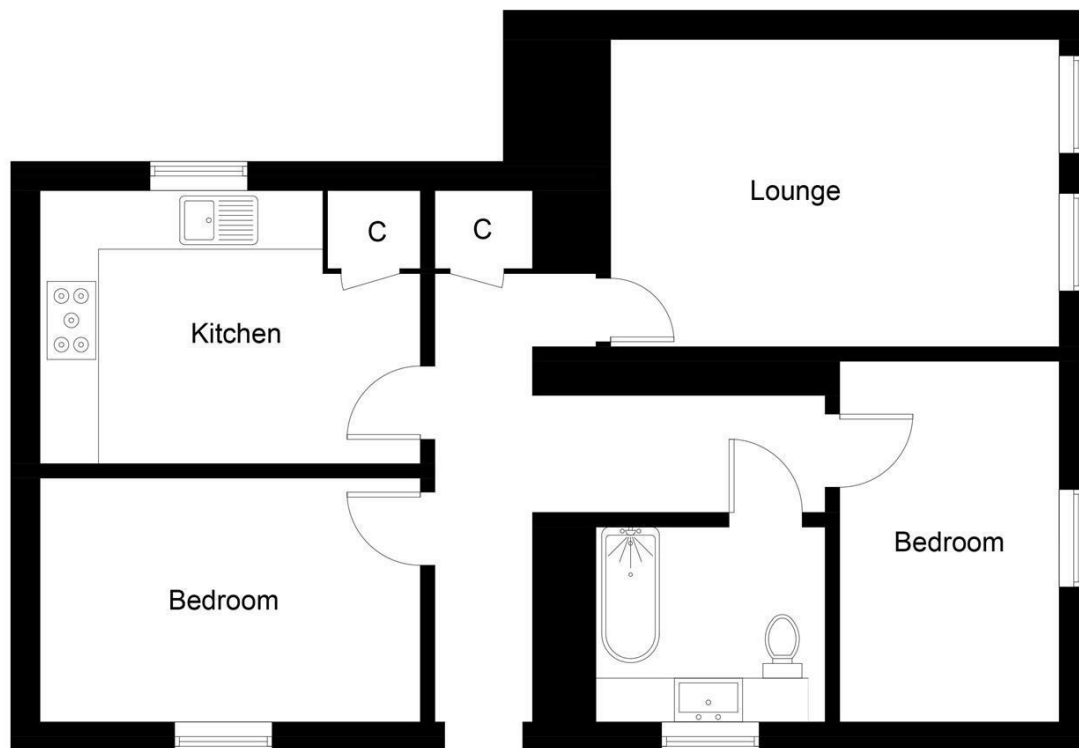


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID21204685)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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