





# 14 SIR THOMAS ELDER COURT KIRKCALDY, KY2 6ZP

£269,995 FREEHOLD

Stunning New For Sale.... Beautiful Detached Villa in small private cul de sac of family home modernised by present owners to a high standard. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market an ideal home for growing families comprising: Welcoming Entrance Hall - Lounge with Media Wall - High Specification Breakfasting Kitchen Open Plan with Dining Room to create a fantastic entertaining space - Utility Room - Four Double Bedrooms Master En-Suite - Modern Family Bathroom - Sep WC. Benefitting from DG - GCH - EPC C - HOME REPORT £275,000. Externally triple drive to front & generous private enclosed rear garden with large outbuilding with power, light & DG windows. Early Viewing Highly Recommended.



## 14 SIR THOMAS ELDER

STUNNING DETACHED VILLA WITH LUXURY FEEL
FOUR DBL
BEDROOMS MASTER EN-SUITE
DG - GCH - EPC C - HOME
REPORT £275,000
LOUNGE WITH MEDIA WALL - DINING
ROOM
HIGH SPECIFICATION BREAKFASTING KITCHEN UTILITY
UPDATED FAMILY BATHROOM & SEP WC
TRIPLE
DRIVEWAY
GENEROUS PRIVE ENCLOSED GARDEN
SHEDS. LARGE OUTBUILDINGS/ WORKSHOP/ GYM/ HOME
OFFICE
VIEWING HIGHLY RECOMMENDED





#### **FULL DESCRIPTION**

Stunning New For Sale.... Beautiful Detached Villa in small private cul de sac of family home modernised by present owners to a high standard. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market an ideal home for growing families comprising: Welcoming Entrance Hall - Lounge with Media Wall - High Specification Breakfasting Kitchen Open Plan with Dining Room to create a fantastic entertaining space - Utility Room - Four Double Bedrooms Master En-Suite - Modern Family Bathroom - Sep WC. Benefitting from DG - GCH - EPC C - HOME REPORT £275,000. Externally triple drive to front & generous private enclosed rear garden with large outbuilding with power, light & DG windows. 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.

#### **ENTRANCE HALL**

Well-presented and features Oak doors & wood flooring. Cloaks cupboard.

#### **LOUNGE**

Freshly presented with feature media wall & downlighting. DG window to front. Traditional style radiator. Laminate floor.

#### **DINING ROOM**

Good size formal dining open plan with luxury kitchen to create a fantastic entertaining space. DG window to front. Coved edging. Downlighting. Traditionally styled radiator. Wood floor.

#### LUXURY BREAKFASTING KITCHEN

Finished to a high standard with range of modern wall & base cabinets, island, pull out larder cupboards. Inset sink & wipe clean Corian worktops. Integrated Induction hob, oven microwave, dishwasher. Walk in pantry cupboard. DG window to rear. DG French doors to garden. Fitted blinds. Feature ceiling with downlighting. Traditionally styled radiator. Wood floor.

#### **UTILITY ROOM**

Modern wall & base cabinets, wipe clean worktop, inset 1.5 sink. Plumbed for white goods. DG window to rear. Security door. Traditionally styled radiator. Tiled floor.

#### **SEP WC**

Updated suite to include wash hand basin, low level wc. Tiled brick style splashback. Frost DG window. Downlighting. Tiled floor.

#### STAIRS TO FIRST FLOOR

Loft access. Downlighting.

#### **MASTER BEDROOM**

Well-presented main double bedroom. Feature panelled wall. DG window to front. Downlighting. Carpet.

#### **EN-SUITE SHOWER-ROOM**

Modernized suite to feature large walk in water fall shower with black trim, clear screen. Wash hand vanity unit & large back lit vanity mirror. Low level wc. Tiling to floor & wall. Frost DG window. Extractor fan. Black towel radiator. Downlighting.

#### **BEDROOM 2**

Second double bedroom with double wardrobes. DG window to front. Downlighting. Carpet.

#### **BEDROOM 3**

Good size 3rd double bedroom Built in wardrobe. DG window to rear. Downlighting. Carpet.

#### **BEDROOM 4**

Bright fourth double bedroom with double wardrobe. DG window to rear. Downlighting. Carpet.

#### **FAMILY BATHROOM**

Beautifully updated to feature bath with over head rainfall shower with black trim, wash hand basin with lit vanity mirror above. Low level wc. Tiling to floor & wall. Shelved alcove. Downlighting. Frost DG window. Black towel radiator.

#### TRIPLE DRIVEWAY

Mono block paved provides off street parking for 3 cars.

#### **REAR GARDEN**

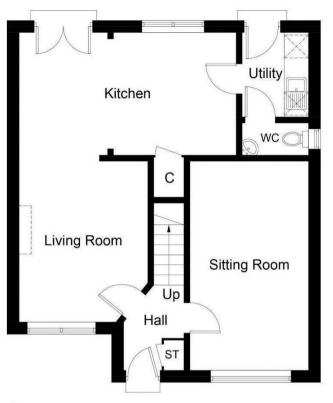
Generous private enclosed garden with Indian sandstone path/ patio leading to decked terrace. Lawn. Gated access. 2 timber sheds. Large outbuilding with power, light currently utilised a workshop & gym, could easily be adapted to home office. DG windows.

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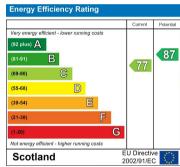












**Ground Floor** 

**First Floor** 

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID883007)

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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