



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.



home sweet home
estate agents
your local property experts

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 • 2 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.

14 SIR THOMAS ELDER



Approximate Gross Internal Area = 113.2 sq m / 1218 sq ft



Ground Floor



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(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

Home Sweet Home Estate Agents Fife
Sales
86 High Street
Markinch
Fife
KY7 6DQ

01592 725370
info@homesweethomemoves.co.uk
www.homesweethomemoves.co.uk



home sweet home
estate agents
your local property experts