



innes johnston
SOLICITORS

Tel: 01592 757114
Email: property@innesjohnston.co.uk
www.innesjohnston.co.uk



19 Prestonfield Drive

, Kirkcaldy, KY2 6YD

Offers Over £200,000



Step inside this stunning semi-detached villa situated on a highly desirable corner plot within Kirkcaldy's sought after Capshard Estate. This property offers an exceptional blend of space, style, and practicality and is in immaculate condition throughout. Accommodation comprises of spacious lounge/dining room, modern fitted kitchen, three bedrooms and family bathroom. Energy efficient with gas central heating and double glazing whilst outside, you will find stunning, perfectly manicured gardens, a private driveway, and a garage with electric car charging point—all combining to create an ideal sanctuary ready for you to move straight into!

The Capshard Estate is highly prized for its quiet, residential feel and fantastic accessibility with close proximity to highly regarded local Primary and Secondary Schools and moments from the Fife Central Retail Park, offering major supermarkets, shops, and leisure facilities. This really is a popular and convenient locale boasting easy access to the local railway station, also to the A92 for quick travel across Fife and central Scotland with regular local bus services serving the wider area.

Viewing by appointment only!



Entry

Attractive composite entry door with side panel offers entry into the entrance hallway.

Entrance Hall

A bright welcoming entrance hallway that immediately sets the tone for the quality of accommodation on offer with attractive flooring, providing access to the main living areas and upper level. Handy under stair storage cupboard.

Lounge/Dining Room 24'10" x 10'11" (7.57m x 3.33m)

A fantastic, bright open-plan space perfect for modern family life and entertaining. The room flows beautifully, offering distinct areas for relaxation and formal dining. Large picture window to the front and French doors leading out to the rear garden.

Kitchen 12'9" x 8'7" (3.90 x 2.64m)

The heart of the home! A genuine showpiece kitchen featuring a range of sleek, modern cabinetry, integrated appliances and stylish worktops. Integrated appliances include hob, oven, extractor, microwave, fridge/freezer, sink and drainer. Please note that the washing machine will also be included in the sale. The impeccable finish means there is absolutely nothing to do here but move in and enjoy! Direct door access to the rear garden.

Upper Hallway

The staircase and landing are bright and neutrally decorated, leading to all three bedrooms and the family bathroom. Storage cupboard which also houses the Potterton combi boiler and loft hatch.

Bedroom 10'11" x 12'4"(excluding built-in cupboard) (3.35 x 3.76m(excluding built-in cupboard))

A generously proportioned double bedroom with window overlooking the rear garden, offering a peaceful retreat. Presented in flawless decorative order with ample space for freestanding furniture.

Bedroom 10'11" x 10'0" (3.35 x 3.05m)

Another spacious front facing bedroom, equally presented in spotless condition. Features fitted sliding wardrobes with plenty of hanging and storage options.

Bedroom 9'1" x 8'10" (2.77 x 2.71m)

Front facing bedroom offering further options for use as a bedroom, study or home office with cupboard above the stairs offering storage options.

Bathroom

A contemporary and sparkling clean family bathroom. Fitted with a modern sanitary ware comprising of bath and 2 piece shower attachments above, wash hand basin with vanity unit below and toilet. Tiling to floor and walls with mirror. This room is presented to the highest standard, completing the immaculate presentation of the upper level.

Gas Central Heating

Gas central heating throughout with Potterton combi boiler.

Double Glazing

Double glazing to all windows and door sections.

Gardens

The exterior offers a valuable balance of practicality and enjoyment. The front garden is neatly and easily maintained with decorative chipped sections, adding to the curb appeal of this highly desirable Capshard property. There is mature hedging to the side garden boundary which leads round to the rear area which boasts the driveway and garage. The fully enclosed rear garden is a private, sun-drenched oasis, perfectly configured for family life and outdoor entertaining. It features a low-maintenance section of AstroTurf, providing a perfect green space for children or pets year-round. This is complemented by a paved patio area, offering an ideal spot for summer dining and soaking up the sun. For convenience and security, a rear gate provides direct access to the driveway and garage.

Driveway & Garage

Mono bay driveway leads to the single garage with power, light and electric car charging point. Please note that the garage has roller door entry with a further door access leading directly into the rear garden.

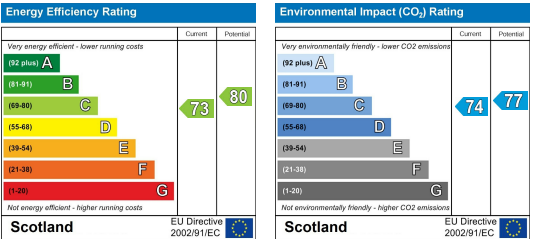
Disclosure Of Interest

In accordance with our professional guidelines, we wish to disclose that the vendor of this property is an employee of Innes Johnston. The sale of this property is being handled with the same professionalism, care and impartiality as any other listing.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.