



94b Sir Thomas Elder Way, Kirkcaldy
Offers over £239,950



RE/MAX® **FIRST**
Kirkcaldy



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Kirkcaldy, KY2 6ZS Offers over £239,950

Susan Morton at RE/MAX is delighted to market this immaculate George Wimpey built Tay style detached family villa located within the sought after Hollybrae development. Strategically placed for easy commuting of the A92 (Edinburgh) link road, primary and secondary schools, and the main shops within the Fife Retail Park. Well presented accommodation comprising: hallway, lounge, dining room, breakfasting kitchen with integrated appliances, wc apartment, 4 bedrooms (master with en suite shower room and bedrooms 2 and 4 with Jack & Jill en-suite shower room) and bathroom. Gas central heating, double glazing, upvc soffits and fascias. Well maintained garden ground with summerhouse, driveway and garage.

Entrance

Entrance to the property is over the pathway leading to the main door with two opaque glazed panels and co-ordinating side screen, which opens into the hallway.

Hallway

The hallway allows access into the lounge, breakfasting kitchen, wc apartment and incorporates the staircase leading to the upper level and a built-in under stair cupboard. Wood effect laminate flooring, two ceiling light points, radiator, smoke detector, bell point and power point.

Lounge - 17'9" x 10'9"

The lounge features a front facing window and has ample space for furniture. Fitted carpet, two ceiling light points, radiator, telephone point, tv point and ample power points. Door leading into the hallway and archway allowing through access into the dining room.

Dining Room - 9'7" x 9'3"

The dining room features a rear facing window. Fitted carpet, ceiling light point, radiator and ample power points. Door leading into the hallway and archway allowing through access into the lounge.

Breakfasting kitchen - 16'9" x 10'2"

The breakfasting kitchen features a rear facing window, French doors leading out into the rear garden and incorporates both wall and floor mounted units including an integrated fridge/freezer, dishwasher and washing machine, built-in electric oven and gas hob with extractor fan over, work surfaces including a fixed breakfasting bar, tiling above and a sink unit. Wood effect vinyl flooring, ceiling light point and six downlights, radiator and ample power points. Door leading into the hallway and dining room.

WC Apartment - 5'5" x 2'3"

The wc apartment incorporates a low flush wc and a wash hand basin within a vanity unit with tiling above. Tiled floor, ceiling light point, chrome radiator/towel rail and extractor fan. Door leading into the hallway.

Staircase & Upper Hallway

The staircase and upper hallway with spindle balustrade, allows access into all 4 bedrooms, the bathroom, the loft space and incorporates a built-in cupboard housing the hot water system. Fitted carpet, ceiling light point, radiator and double power point.

Bedroom 1 - 14'4" x 11'0"

This bedroom features a front facing window, built-in wardrobe with triple doors and an arched alcove. Fitted carpet, ceiling light point, radiator and ample power points. Doors leading into the hallway and en-suite shower room.

En-Suite Shower Room - 7'7" x 3'9"

The partially tiled en-suite shower room features a side facing opaque glazed window and incorporates a low flush wc, a wash hand basin within a vanity unit and a double shower cubicle. Tiled floor, three ceiling downlights, chrome radiator/towel rail and extractor fan.

Bedroom 2 - 12'2" x 11'7"

This bedroom features a front facing window, a recessed area and an arched alcove. Fitted carpet, ceiling light point, radiator and ample power points. Doors leading into the hallway and en-suite Jack and Jill shower room.

En-suite Jack & Jill Shower Room 8'1" x 4'1"

The partially tiled en-suite Jack and Jill shower room features a side facing opaque glazed window and incorporates a low flush wc, a wash hand basin and a shower cubicle. Tiled floor, three ceiling downlights, chrome radiator/towel rail and extractor fan. Doors leading into bedrooms 2 and 4.

Bedroom 3 - 10'3" x 10'2" at widest

This bedroom features a rear facing window. Fitted carpet, ceiling light point, radiator and ample power points. Door leading into the hallway.

Bedroom 4 - 11'3" x 8'2"

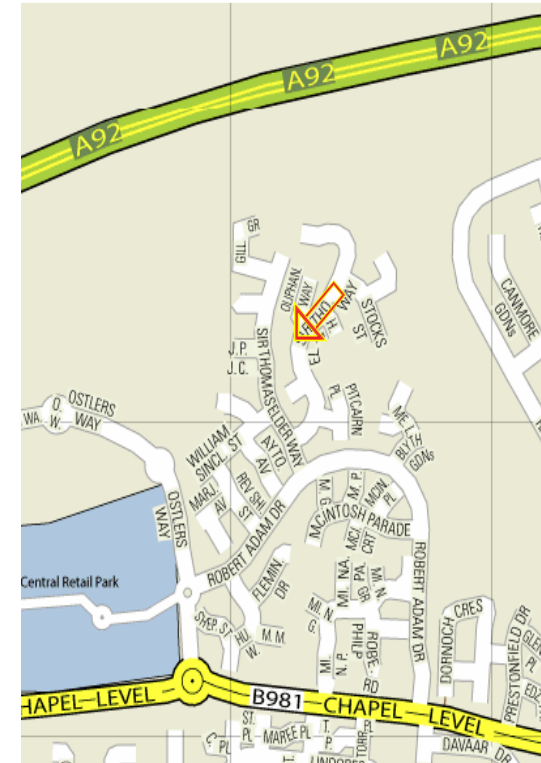
This bedroom features a rear facing window. Fitted carpet, ceiling light point, radiator and ample power points. Doors leading into the hallway and Jack and Jill en-suite shower room.

Bathroom - 7'0" x 6'9"

The partially tiled bathroom features a rear facing opaque glazed window and incorporates a low flush wc and a wash hand basin within fitted bathroom furniture, and a bath. Tiled floor, five ceiling downlights, chrome radiator/towel rail and extractor fan. Door leading into the hallway.



“Nobody in the world sells more property than RE/MAX”



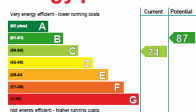
Garden Ground

The front garden ground is laid to lawn with cherry blossom tree, pathway, chipped stones, tarmac driveway and with external lighting, fixed panel to the left hand side and wood pedestrian gate to the right hand side allowing access into the rear garden. The rear garden ground is enclosed by wood fencing, is laid to lawn, two paved patios, paving, chipped stones, mature conifers, plants, shrubs and with external lighting, cold water tap, double power point and summerhouse with power.

Extras Included

Floor coverings, window blinds, light fittings, built-in electric oven and gas hob with extractor fan over, integrated fridge/freezer and dishwasher, and summerhouse.

Energy performance certificate



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