

# first for homes

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Contact Allan England's Team

01592 752 944



Rosslyn Wynd, Kirkcaldy

**Offers over £183,995**

# Rosslyn Wynd, Kirkcaldy

Beautifully Presented 3 Bedroom End Terraced Villa with 2 Allocated Parking Spaces! Situated In A Desirable Area Of Kirkcaldy, Fife!

Allan England's multi-award winning team at First for Homes are proud to welcome to the market this beautifully presented 3 bedroom end terraced villa situated in a desirable area of Kirkcaldy, Fife! This lovely property boasts bright and spacious living accommodation throughout comprising; entrance hall, lounge, open plan kitchen/diner with patio doors leading to rear garden, cloaks/WC, 1 bedroom with en-suite shower room, 2 further bedrooms and spacious family bathroom. Externally, there are garden grounds to the front and rear along with 2 allocated parking spaces to the front. Early viewing is essential to fully appreciate all this great family home has to offer - Don't miss out!

HOME REPORT VALUE - £190,000

COUNCIL TAX - C

EPC RATING - C

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The popular coastal Town of Kirkcaldy has a wide range of services including shopping, banking, schools and a host of recreational facilities such as the stunning Beveridge Park and the Adam Smith Theatre. For the commuter Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns.

- Beautifully Presented 3 Bed End-Terraced Villa
- Situated In a Desirable Area Of Kirkcaldy, Fife
- Open Plan Kitchen/Diner
- En-Suite Shower Room And Family Bathroom
- Rear Gardens Grounds
- 2 Allocated Parking Spaces
- Home Report Value - £190,000
- EPC Rating - C
- Council Tax - C
- Early Viewing Recommended





**SITUATION - Kirkcaldy**

**ENTRANCE HALL**

**LOUNGE** 15'2" x 11'10" approx (4.64m x 3.62m approx)

**KITCHEN/DINER**

15'3" x 9'5" approx (4.67m x 2.88m approx)

**CLOAKS / WC**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

11'10" x 10'4" approx (3.62m x 3.16m approx)

**EN-SUITE**

**BEDROOM 2**

9'10" x 7'11" approx (3.02m x 2.43m approx)

**BEDROOM 3**

7'5" x 7'3" approx (2.28m x 2.21m approx)

**FAMILY BATHROOM**

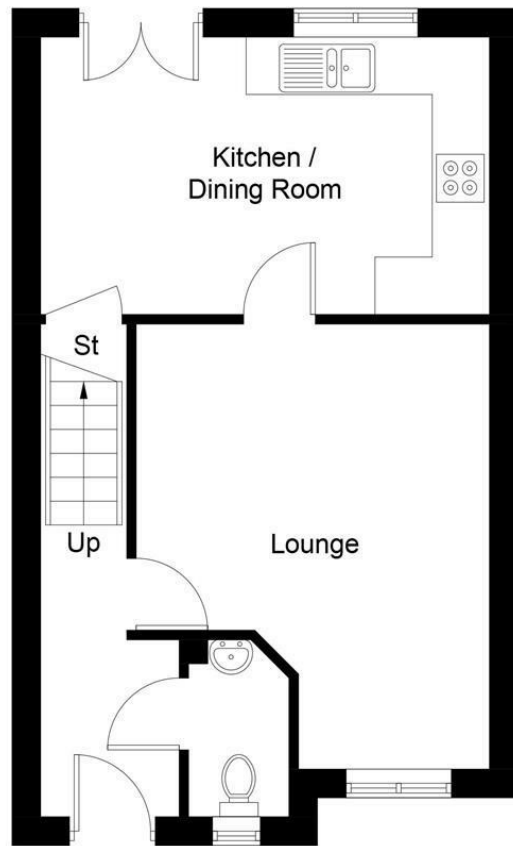
7'11" x 6'8" approx (2.42m x 2.05m approx)

**FRONT AND REAR GARDEN GROUNDS**

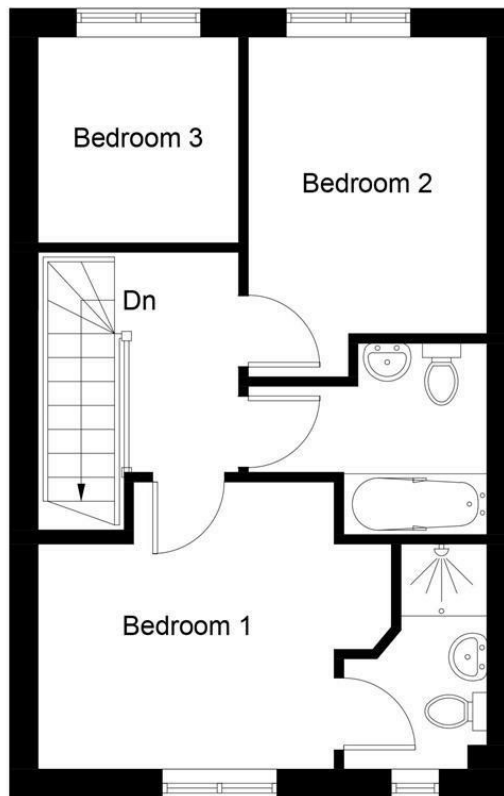
**2 ALLOCATED PARKING SPACES TO FRONT**

**INFORMATION**





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079079)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

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