

# first for homes

first for property in life - [firstforhomes.co.uk](https://www.firstforhomes.co.uk)

Contact Allan England's Team

01592 752 944



Strathallan Drive, Kirkcaldy

**Offers over £142,995**



# Strathallan Drive, Kirkcaldy

Excellent First Time Home- Bright & Spacious 3 Bedroom Semi-Detached Villa With Driveway, Situated In A Sought After Area In Kirkcaldy!

Allan England's Multi-Award-Winning Team at first for homes are proud to welcome to the market this Excellent 3-Bedroom Semi-Detached Family Villa situated just a few minutes walk from Strathallan Primary School in a sought after area of Kirkcaldy, This property offers bright and spacious living accommodation with upgraded front windows in August 2022 comprising entrance hall, cosy lounge with bay window, dining room and substantial kitchen with integrated oven and hob. Stairs to upper level provide 3 generous bedrooms one of which benefits from fitted wardrobes, another with built in cupboard and family bathroom. Externally the property provides lovely outdoor living with front, side and rear garden grounds with a mixture of mature trees, lawn and slabs with fence surround and 2 car driveway. Viewing is essential. Don't miss out!

EPC Rating: C

Council Tax Band: D

Home Report Value: £150,000

Call first for homes - First for trust... first for service... first for aftercare.

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.







## SITUATION - Kirkcaldy

### ENTRANCE HALLWAY

### LOUNGE

13'3" x 12'4" (approx) (4.04m x 3.78m (approx))

### DINING ROOM

11'0" x 7'9" (approx) (3.36m x 2.38m (approx))

### KITCHEN

10'11" x 7'6" (approx) (3.34m x 2.31m (approx))

### STAIRS TO UPPER LEVEL

### BEDROOM 1

12'8" x 9'4" (approx at widest point) (3.88m x 2.85m (approx at widest point))

### BEDROOM 2

11'7" x 8'9" (approx) (3.55m x 2.69m (approx))

### BEDROOM 3

9'6" x 7'8" (approx) (2.92m x 2.36m (approx))

### FAMILY BATHROOM

6'5" x 6'2" (approx) (1.98m x 1.88m (approx))

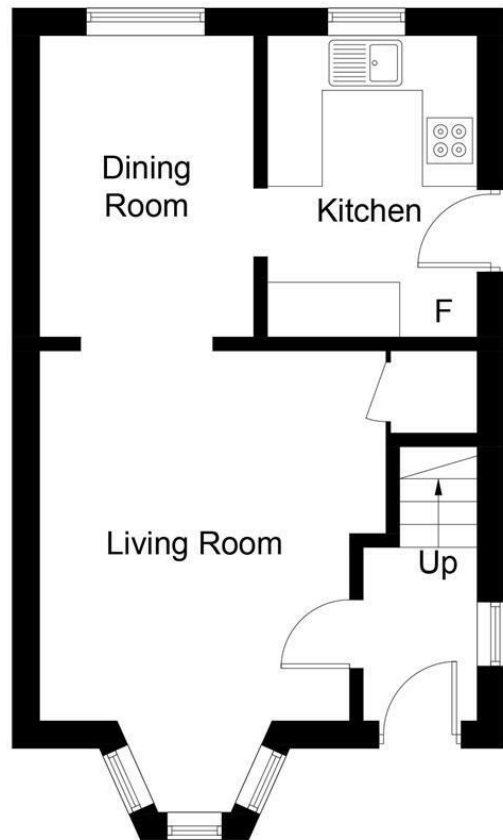
### DRIVEWAY

### FRONT & REAR GARDENS

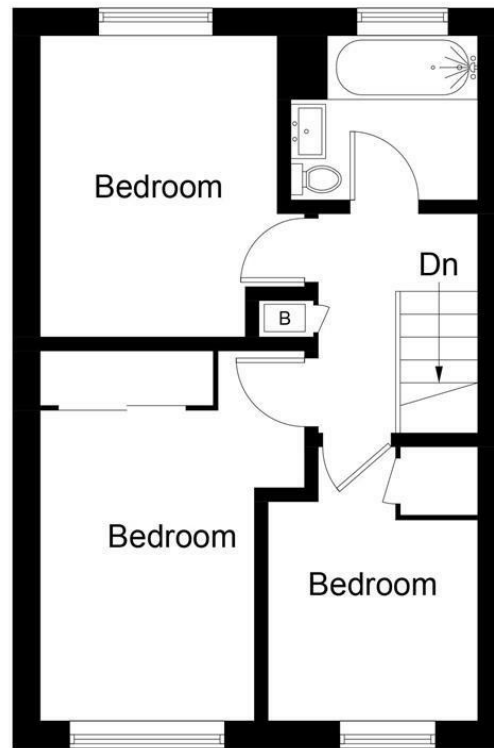
### INFORMATION







**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1131822)

## 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**

**first for homes**  
 first for property in life - firstforhomes.co.uk

Contact Allan England's Team  
**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA  
 Fax: 01592 807947  
 sales@firstforhomes.co.uk  
 www.firstforhomes.co.uk