

# first for homes

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

Contact Allan England's Team

01592 752 944



Loom Road, Kirkcaldy

**Offers over £149,995**

# Loom Road, Kirkcaldy

Welcome to Loom Road, Kirkcaldy, a lovely extended semi-detached 1 bedroom bungalow offering south facing rear garden grounds and a driveway for 2 cars. This charming bungalow is located in close proximity to Kirkcaldy Railway Station providing both tranquility and convenience.

Allan England's Award Winning team at First For Homes are delighted to welcome to the market this rarely available 1 bedroom extended semi-detached bungalow with driveway and south facing rear garden grounds, situated in the sought after area of Kirkcaldy, Fife. This beautiful home offers living accommodation on one level comprising of: entrance hallway, spacious lounge, sunroom extension which is currently being used as a dining room with double patio doors leading out to the rear garden grounds to enjoy those sunny days. This property boasts a double bedroom with built-in triple wardrobes offering ample storage and a stunning recently upgraded family shower room. Externally this lovely semi-detached bungalow offers a driveway for 2 cars to the side with potential to extend. Viewing is essential to appreciate all this bungalow has to offer! Don't miss out!

EPC Rating - C  
Council Tax Band - B  
Home Report Value - £155,000

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** 14'9" x 9'10" (approx) (4.52 x 3.01m (approx))

**SUNROOM EXTENSION**

9'5" x 9'1" (approx) (2.88 x 2.78m (approx))

**KITCHEN** 10'5" x 6'6" (approx) (3.20 x 2.00m (approx))

**SHOWER ROOM**

7'8" x 6'5" (approx) (2.34 x 1.96m (approx))

**BEDROOM**

10'11" x 9'10" (approx) (3.34 x 3.01m (approx))

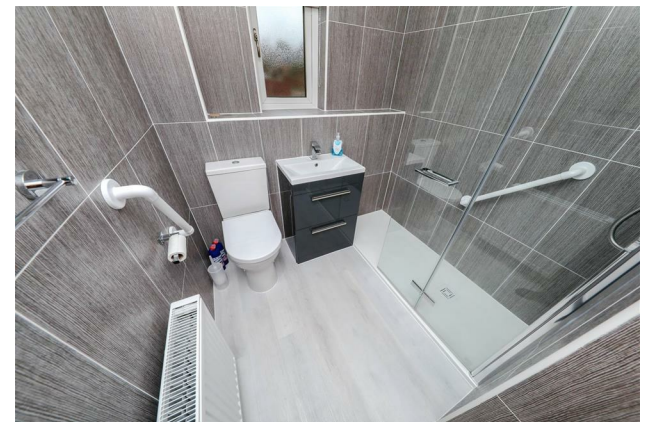
**FLOORED ATTIC SPACE WITH RAMSAY LADDER**

**DRIVEWAY FOR 2 CARS**

**FRONT GARDEN GROUNDS**

**SOUTH FACING REAR GARDEN GROUNDS**

**INFORMATION**



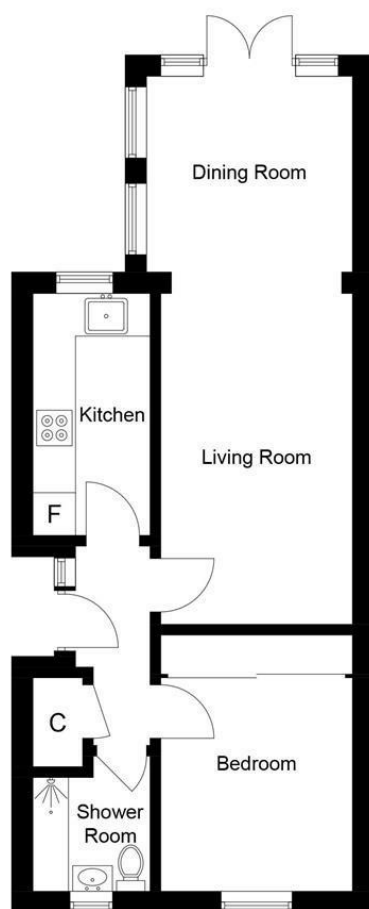


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1134189)

## 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](http://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](mailto:sales@firstforhomes.co.uk)  
[www.firstforhomes.co.uk](http://www.firstforhomes.co.uk)