

first for homes

first for property in life - firstforhomes.co.uk

Contact Allan England's Team

01592 752 944



first for homes

first for property in life - firstforhomes.co.uk

**FOR
SALE**

01592 752 944

firstforhomes.co.uk

Viewforth Gardens, Kirkcaldy
Offers over £269,000

 *Premium Property*

Viewforth Gardens, Kirkcaldy



Welcome To Viewforth Gardens, Kirkcaldy, A Beautifully Renovated, Extended 2-Bedroom Semi-Detached Bungalow With Garage & Driveway, With Planning Consent To Extend Into Attic To Make This Dream Home Even Dreamier!

Allan England's team at First For Homes welcome to the market this Stunning, Exceptional 2 Bedroom Semi-Detached Bungalow situated within a desirable area of Kirkcaldy. This stone built property was built in 1900 and has been tastefully decorated throughout and authentically comprises: entrance vestibule with feature stained glass door, entrance hall with rustic wooden flooring throughout, welcoming lounge with beautiful bay windows, decorative ceiling rose and cornicing with lovely high ceilings and built in bookshelf, a phenomenal modern kitchen with island providing integrated appliances such as oven, grill, gas hob, dishwasher, wine fridge, space for American fridge freezer, a fantastic dining room extension with natural light provided from a large patio door to rear garden, further along the hallway you will discover 2 generous double bedrooms with space for wardrobes and a walk in dressing area which could be access to 3rd bedroom attic conversion plans are in place. The property is complete inside with an updated lovely shower room with walk in rain shower and benefitted from new front and back doors and new combi boiler in 2022.

Externally there are landscaped garden grounds to the rear offering a decking area to enjoy the Summer evenings and artificial lawn with mature shrubs to add vibrant colour to this stunning outdoor space, the front offers a driveway and single garage with an easily maintained chipped garden area. Early viewing is highly recommended to ensure you don't miss out!

HOME REPORT - £275,000

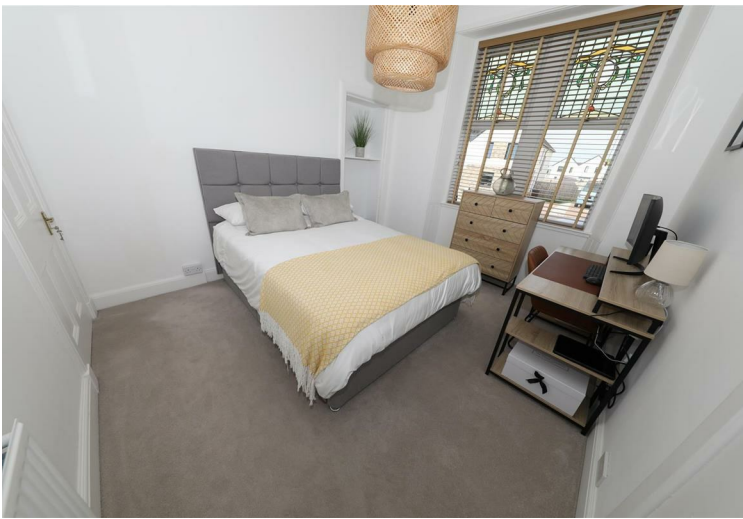
EPC - D

COUNCIL TAX - D

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 VESTIBULE

ENTRANCE HALLWAY

LOUNGE
18'4" x 14'2" (approx) (5.61m x 4.34m (approx))

KITCHEN
15'3" x 12'9" (approx) (4.65m x 3.90m (approx))

DINING ROOM
13'7" x 7'10" (approx) (4.16m x 2.41m (approx))

BEDROOM 1
13'6" x 11'1" (approx) (4.14m x 3.40m (approx))

BEDROOM 2
11'8" x 10'5" (approx) (3.56m x 3.18m (approx))

DRESSING AREA
7'3" x 6'8" (approx) (2.23m x 2.04m (approx))

SHOWER ROOM

SINGLE GARAGE

DRIVEWAY

FRONT & REAR GARDENS

INFORMATION



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		62	(55-68) D		55
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC



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