



Malcolm Jack
& Matheson

71 Woodlands Road,
Kirkcaldy KY2 5YQ



OFFERS OVER
£285,000

DESIRABLE DETACHED FAMILY HOME IN A PEACEFUL, SOUGHT-AFTER LOCATION WITH BEAUTIFUL GARDENS, DRIVEWAY & DOUBLE GARAGE

**SPACIOUS HALL
LOUNGE
DINING ROOM
KITCHEN
3 DOUBLE BEDROOMS
BEDROOM 4/STUDY
SHOWER ROOM
FAMILY BATHROOM
ATTRACTIVE GARDEN GROUNDS
DRIVEWAY
DOUBLE GARAGE
GCH & DG
EPC D**



SITUATION

Nestled along the stunning Fife coastline, Kirkcaldy offers the charm of seaside living combined with all the conveniences of a thriving town. Residents can enjoy scenic coastal walks with breathtaking views across the Firth of Forth, making it a perfect spot for nature lovers and outdoor enthusiasts.

Rich in history, Kirkcaldy is home to a variety of historic landmarks, museums, and art galleries, reflecting its fascinating heritage. The town also offers an excellent range of amenities, including shopping centres, restaurants, cafés, and leisure facilities to suit every lifestyle.

Families will appreciate the presence of excellent local schools and easy access to quality education. With an abundance of parks, green spaces, and nearby nature reserves, Kirkcaldy allows you to enjoy peace and tranquillity without straying far from home.

Centrally located in Fife, Kirkcaldy benefits from superb transport links by both road and rail, making commuting to Edinburgh and other major Scottish cities easy and efficient.

PROPERTY

71 Woodlands Road is a spacious and versatile detached family home, offering three double bedrooms plus a fourth bedroom/study, and set within a quiet, well-established residential estate.

Internally, the property is presented in excellent condition, providing bright and generously proportioned accommodation throughout. While it has been well maintained, there is now scope for some modernisation to suit contemporary tastes. The layout comprises a generous lounge, a modern breakfasting kitchen, a spacious dining room, three double bedrooms, a fourth bedroom/study, a modern shower room, and a family bathroom. The home also benefits from excellent

storage, gas central heating, and double glazing.

Externally, the property enjoys well-kept gardens to the front and rear, offering both privacy and outdoor space for family living. A private driveway and double garage provide ample off-street parking and additional storage.

ACCOMMODATION

HALL

Spacious entrance hall providing a welcoming first impression. Features include a staircase to the upper level, a built-in cloak cupboard, and a separate cupboard housing the utility meters. Radiator. Carpet flooring.

LOUNGE 5.30M X 3.60 (17'5 X 11'10)

A bright and generously sized lounge with a large front-facing window allowing for plenty of natural light. Two radiators. Carpeted flooring. Open access through to the



dining room.

DINING ROOM 5.30M X 4.10M (17'5 X 13'5)

Spacious dining room with ample room for a dining table and chairs. Sliding patio doors open to the rear garden, and an additional side window enhances the natural light. Radiator. Carpet flooring.

KITCHEN 4.20M X 3.50M (13'9 X 11'6)

Modern and fully fitted breakfasting kitchen featuring a breakfast bar, integrated sink and drainer, electric oven, hob, cooker hood, microwave, dishwasher, washing machine, and tumble dryer. Freestanding fridge/freezer included. Door provides direct access to the rear garden. Wall-mounted boiler. Radiator. Laminate flooring.

SHOWER ROOM

Contemporary three-piece suite comprising a large walk-in shower with electric shower unit, wash hand basin, and WC. Opaque rear window. Heated towel rail. Mirror. Laminate flooring.

BEDROOM ONE 3.60M X 3.00M (11'10 X 9'10)

Double bedroom with front-facing window. Triple built-in wardrobes offer excellent storage. Radiator. Carpet flooring.

LANDING

Provides access to the upper-level rooms and includes a built-in storage cupboard. Carpet flooring.

BEDROOM TWO 3.60M X 3.20M (11'10 X 10'6)

Spacious double bedroom with window to the side. Features a built-in double wardrobe and additional storage under the eaves. Radiator. Carpet flooring.

BEDROOM THREE 4.95M X 4.30M (16'3 X 13'1)

Another spacious double bedroom with window to the side. Includes under-eaves storage. Radiator. Carpet flooring.

BEDROOM FOUR / STUDY 3.60M X 2.00 (11'10 X 6'7)

A flexible room that can be used as a single bedroom or home office. Rear-facing window and built-in double wardrobe. Radiator. Carpet flooring.

BATHROOM

Fitted with a coloured three-piece suite comprising bath, wash hand basin, and WC. Opaque window to the rear. Radiator and towel rail. Tiled flooring.

GARDENS & GROUNDS

The property enjoys attractive, well-maintained garden grounds to both the front and rear.

The front garden features a neat lawn area with well-stocked borders, and a driveway provides off-street parking leading to the double garage, which is equipped with power.

The enclosed rear garden includes a lawn bordered by mature plants and shrubs, and a patio area ideal for outdoor seating. There is rear access to the garage and an external tap for convenience.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the free-standing fridge/freezer can also be included.

VIEWINGS

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

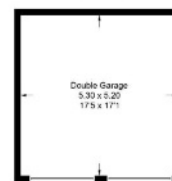
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.

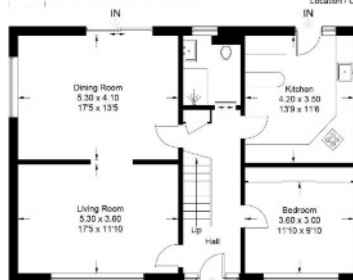


Approximate Gross Internal Area = 138.1 sq m / 1486 sq ft
 Double Garage = 27.6 sq m / 297 sq ft
 Total = 165.7 sq m / 1783 sq ft
 (Excluding Eaves)

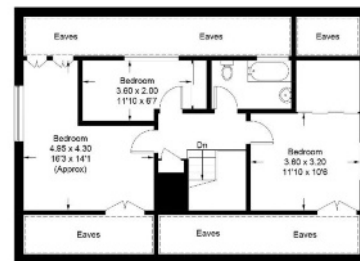


= Reduced headroom below 1.5m / 5'0"

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID:1248654)

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
 Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

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