



TYNDRUM PLACE KIRKCALDY | OFFERS OVER £99,950

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TYNDRUM PLACE

KIRKCALDY

£99,950

AMAZING RESULTS! Estate Agents are delighted to offer to the market this well presented, spacious 2 Bedroom Terraced Family Home in lovely cul-de-sac setting within a popular residential area including private gardens and drive-in.

A rare find in this price range, offering move-in condition accommodation comprising a large central hallway lying at the heart of the home with door leading off to a spacious sitting room which has feature fire and French doors to enclosed private garden. An attractively fitted kitchen enjoys a splendid outlook across the generous private gardens. The upper floor boasts 2 double bedrooms and a refitted family bathroom with shower.

Externally a private, enclosed rear garden will delight all who view and enjoys a sunny position with an easily maintained front garden and a generous paved drive-in.

Early viewing is strongly recommended to appreciate the style, space and comfort that cannot fail to impress!

DESCRIPTION

Nestled in the charming cul-de-sac of Tyndrum Place, Kirkcaldy, this delightful terraced house offers a perfect blend of comfort and style.

As you enter, you are welcomed by a large hallway that serves as the heart of the home with excellent understairs storage accommodation. The generous sitting room is a standout feature, complete with a lovely fireplace and French doors that lead directly to the private garden, creating a seamless connection between indoor and outdoor living. The kitchen is attractively fitted and boasts a splendid view of the expansive private gardens, making it a lovely spot for culinary endeavours.

The upper floor is home to two well-proportioned double bedrooms (main bedroom boasts attractively fitted modern built-in wardrobes), providing ample space for relaxation and with fine open views to the rear towards the Firth of Forth. The family bathroom has been thoughtfully refitted and includes attractive tiled floor and shower, ensuring convenience for all.

The private, enclosed rear garden is a true delight, enjoying a sunny position that is perfect for outdoor gatherings or simply unwinding in the fresh air. Additionally, the easily maintained front garden and generous paved drive-in offer practical parking for one vehicle.

This property is a rare find in its price range, presented in move-in condition and newly re-carpeted, making it an excellent opportunity for prospective buyers. Don't miss out on the chance to make this lovely house your new home.

LOCATION

Number 26 Tyndrum Place enjoys a superb cul-de-sac setting within this popular location within walking distance to local shops, primary/secondary schools, and close to Fife Retail Park and the A92 (Edinburgh) link road which allows for easy commuting. Kirkcaldy itself is situated on the coast of the Firth of Forth and offers a wide range of shopping, recreational facilities and amenities including a theatre, museum and library. There are nursery, primary, secondary and further education facilities. Kirkcaldy town has a local rail and bus station which connects to most areas including Edinburgh. The town is also well placed for access to the motorway network. There is a selection of parks, beaches and coastal paths. There are two 18-hole golf courses.

KEY FEATURES

- Spacious Terraced Family Home
- Popular location
- Lovely cul-de-sac setting
- Private enclosed garden
- Well proportioned accommodation
- 2 bedrooms
- Refitted bathroom
- Drive-in
- Gas central heating & double glazing
- Easy access to amenities & motorway networks

GARDEN GROUNDS & DRIVEWAY

The garden to the rear of the property provide a high degree of privacy with high fence surround in a sunny position with decked area including large paved patio/seating area and lawned area of garden. Timber garden shed. An easily maintained front garden boasts its own drive-in.

EXTRAS

All fitted floor coverings, blinds, built-in kitchen appliances and timber garden shed are included in the purchase price.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 01383 699 000.

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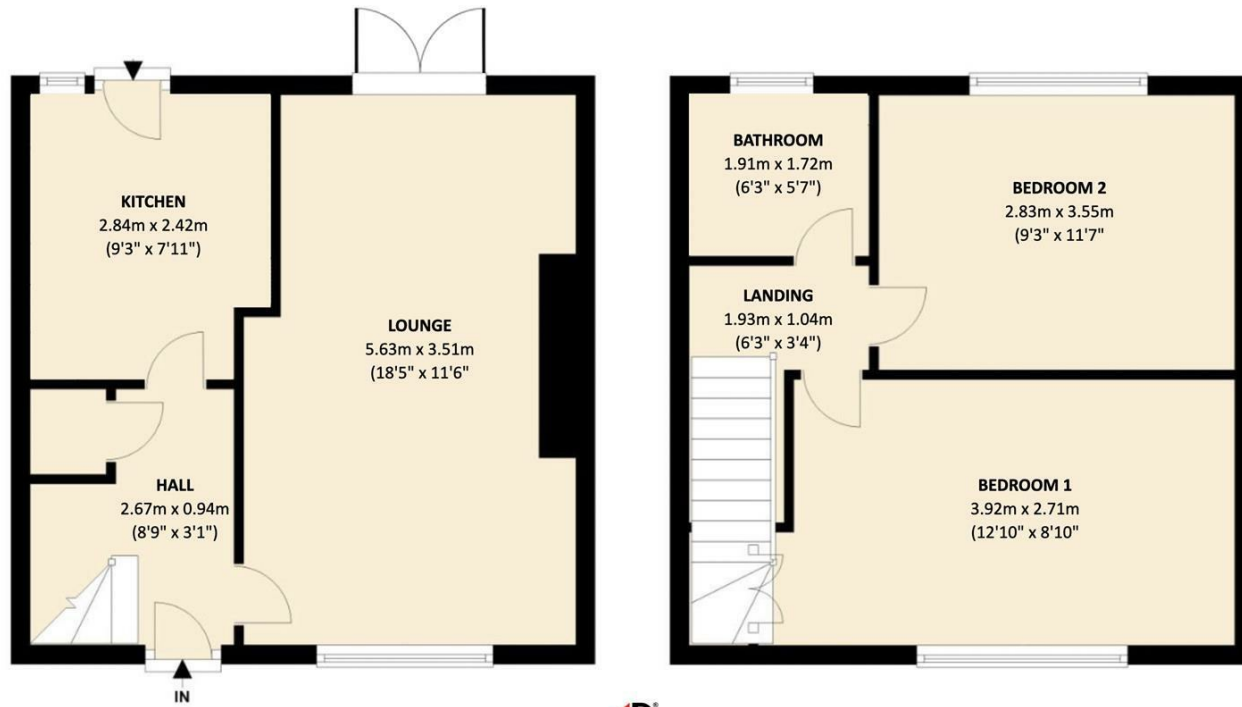
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(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	
63	71	61	66
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	

To view this property call Colin Jenkins on 0800 999 1565



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