



## 5 Holly Place

, Kirkcaldy, KY1 2LZ

Offers Over £125,000



Occupying a prime position within a sought-after residential pocket of Kirkcaldy, this impressive semi-detached villa offers a superb opportunity for first-time buyers, professionals, and small families alike. Situated just moments from Victoria Hospital, the property combines modern interior styling with generous outdoor space. Accommodation comprises hallway, spacious bright lounge, kitchen, conservatory, two double bedrooms and modern bathroom. GCH & DG. Driveway to front and lovely rear garden. Worth the look!

Kirkcaldy, a vibrant Fife coastal town which offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, excellent leisure facilities and a host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. The town boasts excellent transport links, including its own bus station and the Kirkcaldy railway station with direct connections to Edinburgh, Dundee and beyond. The A92 road link gives access to Edinburgh and all major local towns, making it an ideal commuter base.

Viewing recommended!



## Entrance Hallway

A welcoming and bright entry point to the home, providing a clean, modern first impression and access to the ground-floor living spaces. Attractive circular window on bottom landing, leading to the upper hallway.

## Lounge 10'11" x 20'6" (3.33 x 6.26 )

The heart of the home is this spacious and inviting lounge. Decorated in neutral tones, the room features a window to the front of the property and a French door that opens to the rear, flooding the space with natural light and offering a seamless transition to the garden.

## Kitchen 8'7" x 13'7" (2.62 x 4.15 )

The kitchen is fitted with a range of high-gloss white units and tiling to floor. Gas cooker with extractor fan and space for other appliances. Stainless steel sink and drainer with window to the rear. Cupboard housing the meters and door to the conservatory.

## Conservatory 9'5" x 9'6" (2.88 x 2.91 )

Located to the rear, this versatile addition provides extra living space. Whether used as a sun-drenched dining room, a secondary sitting area, or a home office, it offers lovely views over the private rear grounds. Tiled flooring and radiator.

## Upper Landing

Provides access to both bedrooms and bathroom. Side window on upper landing providing good natural light. Loft hatch.

## Bedroom 9'7" x 14'11" (2.93 x 4.56 )

Front facing double bedroom with window. Features treble mirror wardrobes offering a multitude of hanging and storage options. Further cupboard which also houses the boiler.

## Bedroom 10'0" x 12'5" (3.05 x 3.81 )

Another double bedroom, this time to the rear with window. Features alcove with shelves.

## Bathroom

Features P-shaped bath with double shower attachments, super worktop space around the wash hand basin with units below and mirror. Ladder radiator and vinyl flooring.

## Gas Central Heating

The property benefits from gas central heating to the property.

## Double Glazing

The property is double glazed throughout.

## Integrated Store Cupboard

The external wall of the property, adjacent to the conservatory contains an original, small sized integral store cupboard.

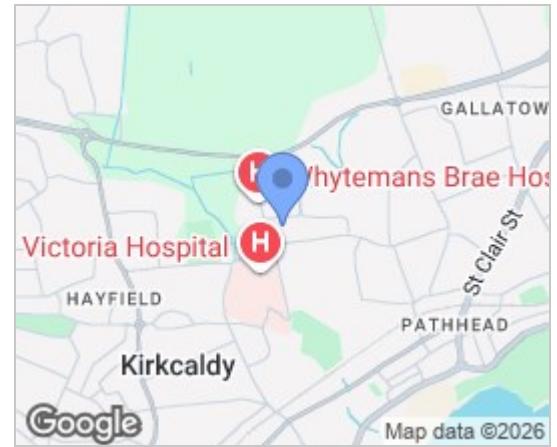
## Driveway

Convenient mono bloc driveway to the front, providing parking for vehicles.

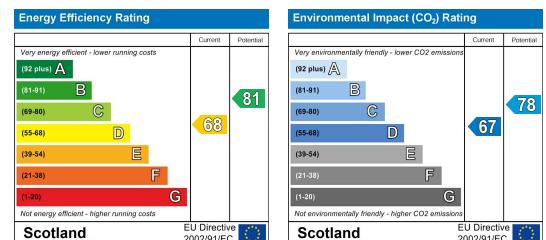
## Gardens

The front garden is mono bloc with side gate to rear garden. The rear garden is a great size with chipped, lawn, paved and timber decked sections, surrounded by fencing with outside water tap. Large shed and child play house included in the sale.

## Area Map



## Energy Efficiency Graph



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