

first for homes

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Contact Allan England's Team

01592 752 944



Balsusney Road, Kirkcaldy

Offers over £239,995

Balsusney Road, Kirkcaldy

Built in 1894, Welcome To Balsusney Road, An Intriguing 3-Bed Detached Stone Built Bungalow With Attic Conversion, Double Garage, Garden Room & Lovely Gardens In Sought After Area of Kirkcaldy!

Allan England's Team at first for homes are proud to present to the market this beautiful stone built 3-bedroom detached bungalow situated within a sought-after area of Kirkcaldy. The property boasts striking period features with an ornate classical entrance with carved stone columns leading to a charming vestibule with lovely tiled flooring. The spacious hallway leads to an inviting lounge with feature log burner as well as bay windows, ornate ceiling rose and intricate cornicing creating an elegant and timeless focal point. The dining area/study also offers appropriate space to work as well as entertain guests. The kitchen offers well proportioned space for all relevant appliances. 2 generous bedrooms with master en-suite shower room, fitted wardrobes and a family bathroom completes the ground level. Stairs to the upper level offer bedroom 3 attic conversion, a peaceful and cosy retreat, making excellent use of the upper floor space for versatile living. The property is complemented by attractive gardens to the front, side and rear, a convenient garden room/gym/study to enjoy even on the rainy days. The double garage has separate electric supply, electric door and solar panels on garage roof. Viewing is highly recommended to fully appreciate all this beautiful home has to offer. Don't miss out!

EPC Rating- D
Council Tax- E
Home Report- £245,000

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 18'5" x 13'4" (approx) (5.63m x 4.08m (approx))

DINING ROOM

19'8" x 12'10" (approx at widest point) (6.00m x 3.92m (approx at widest point))

KITCHEN 13'6" x 6'10" (approx) (4.14m x 2.10m (approx))

BEDROOM 1

13'9" x 11'8" (approx at widest point) (4.21m x 3.57m (approx at widest point))

EN-SUITE SHOWER ROOM

BEDROOM 2 9'6" x 6'3" (approx) (2.90m x 1.91m (approx))

FAMILY BATHROOM

9'6" x 6'3" (approx) (2.90m x 1.91m (approx))

STAIRS TO UPPER LEVEL

BEDROOM 3 ATTIC

18'8" x 15'9" (approx at widest point) (5.71m x 4.81m (approx at widest point))

DOUBLE GARAGE

22'5" x 19'2" (approx) (6.85m x 5.85m (approx))

OUT BUILDING 16'0" x 15'8" (approx) (4.90m x 4.78m (approx))

FRONT, SIDE & REAR GARDENS

INFORMATION



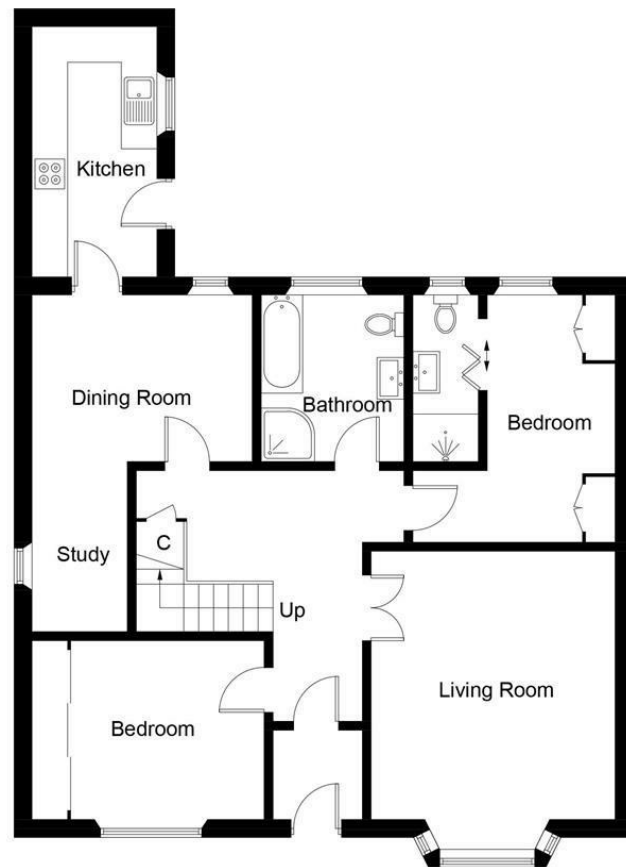
Information

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

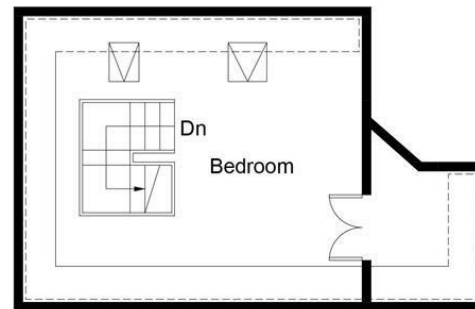
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Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325570)

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