

# first for homes

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Contact Allan England's Team

01592 752 944



Sir Thomas Elder Way, Kirkcaldy  
**Offers over £334,995**



# Sir Thomas Elder Way, Kirkcaldy

Stunning Upgraded & Exceptionally Spacious 5-Bedroom Detached Family Villa with Double Garage & Extensive Driveway, Set Within the Highly Sought-After Hollybrae Estate, Kirkcaldy

Allan England's award-winning team at First For Homes are delighted to present to the market this impressive and beautifully renovated five-bedroom detached villa, positioned within the prestigious and ever-popular Hollybrae Estate of Kirkcaldy.

Finished to an exceptional standard throughout, this luxurious family home offers versatile and contemporary living space designed for modern family life.

The ground floor welcomes you with a bright and inviting entrance hall, leading to a stylish family lounge featuring patio doors opening directly onto the private rear garden. Show-stopping open-plan kitchen and dining area, complete with a striking central island and elegant bay window formation. Also on the ground floor is a flexible fifth bedroom/family room (formerly the single garage), along with a convenient cloaks/WC. New Boiler Installed approx 2 years old. New Front Door, The upper level hosts a generous master bedroom with sleek en-suite shower room, three further well-proportioned bedrooms, and a luxurious family bathroom boasting a jacuzzi bath. Externally, the property enjoys extensive garden grounds to the front, side and rear, enhanced by gated access leading to a detached double garage with power and lighting. The substantial driveway provides off-street parking for up to eight vehicles. Completing the outdoor offering is a fantastic outbuilding with both indoor space and external seating area, with ample room for a hot tub perfect for year-round enjoyment.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this outstanding home has to offer. A truly exceptional property not to be missed.

HOME REPORT VALUE £340,000

EPC RATING C

COUNCIL TAX BAND F

Call our friendly team at First for Homes to request further details!

**SITUATION** - 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.

**INFORMATION** - These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.







**SITUATION - Kirkcaldy**

**ENTRANCE HALLWAY**

**INFORMATION**

**FAMILY LOUNGE**

15'1" x 14'5" approx. (4.60m x 4.40m approx.)

**OPEN PLAN KITCHEN/DINER**

26'7" x 9'1" approx (8.12m x 2.78m approx)

**BEDROOM 5/OFFICE/FAMILY ROOM - GROUND FLOOR**

17'0" x 7'9" approx (5.19m x 2.38m approx)

**CLOAK/WC**

**CARPETED STAIRS TO UPPER LEVEL**

**BEDROOM 1** 12'3" x 11'5" approx (3.74m x 3.48m approx)

**MASTER EN-SUITE SHOWER ROOM**

8'3" x 4'9" approx (2.54m x 1.46m approx)

**BEDROOM 2** 10'9" x 8'11" approx (3.28m x 2.74m approx)

**BEDROOM 3** 10'0" x 10'0" approx (3.05m x 3.05m approx)

**BEDROOM 4** 9'3" x 9'1" approx (2.84m x 2.77m approx)

**FAMILY BATHROOM**

6'6" x 5'10" approx (2m x 1.78m approx)

**Side Gates Lead to Double Garage**

**Driveway for approx 8 Cars**

**DOUBLE GARAGE**

18'6" x 18'5" approx (5.64m x 5.63m approx)

**Outdoor Room with Pergola**

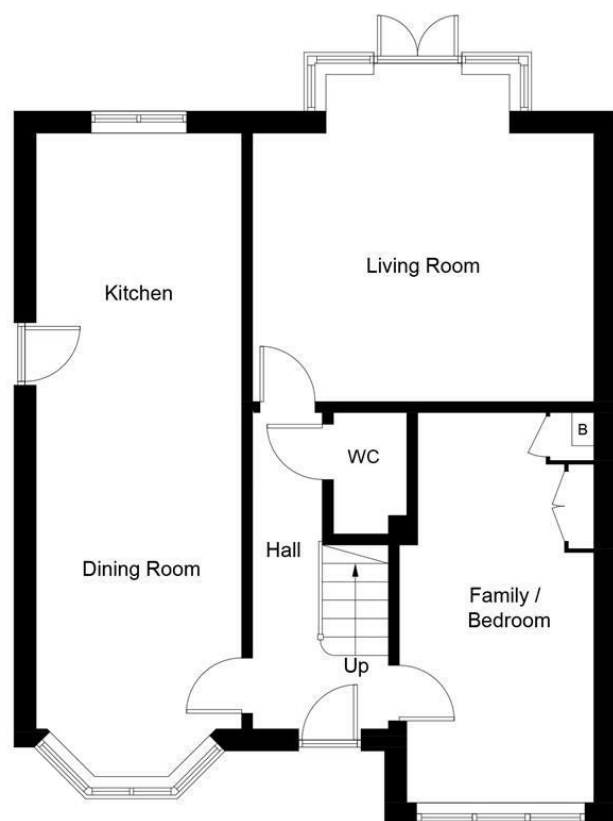
9'1" x 7'11" approx (2.77m x 2.42m approx)

**Garden Grounds**

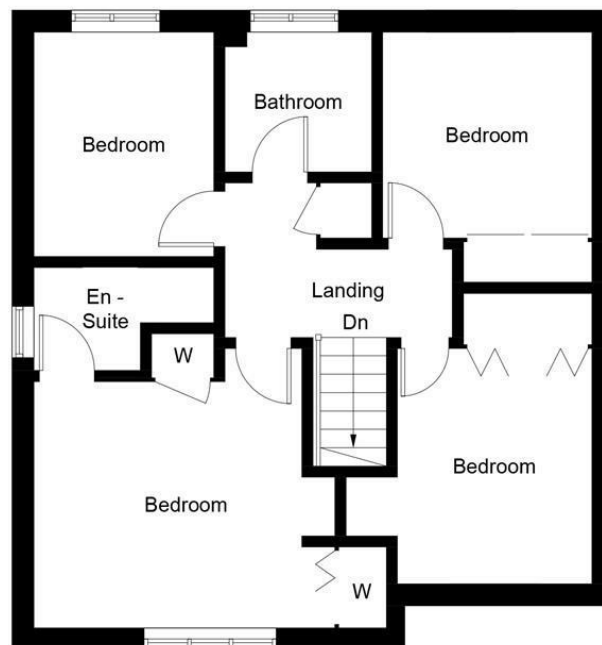
**INFORMATION**







**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271175)

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## FREE Valuation

### Selling Your Home?

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