



17 Bridgetown Place, Kirkcaldy – KY2 6GG

Kirkcaldy

Offers Over £265,000





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## 17 Bridgetown Place

Kirkcaldy

Modern 3 double bedroom detached villa on a corner plot with bespoke kitchen, master en-suite, landscaped garden, garage, extended drive. Move-in ready. EPC C. Viewing recommended.

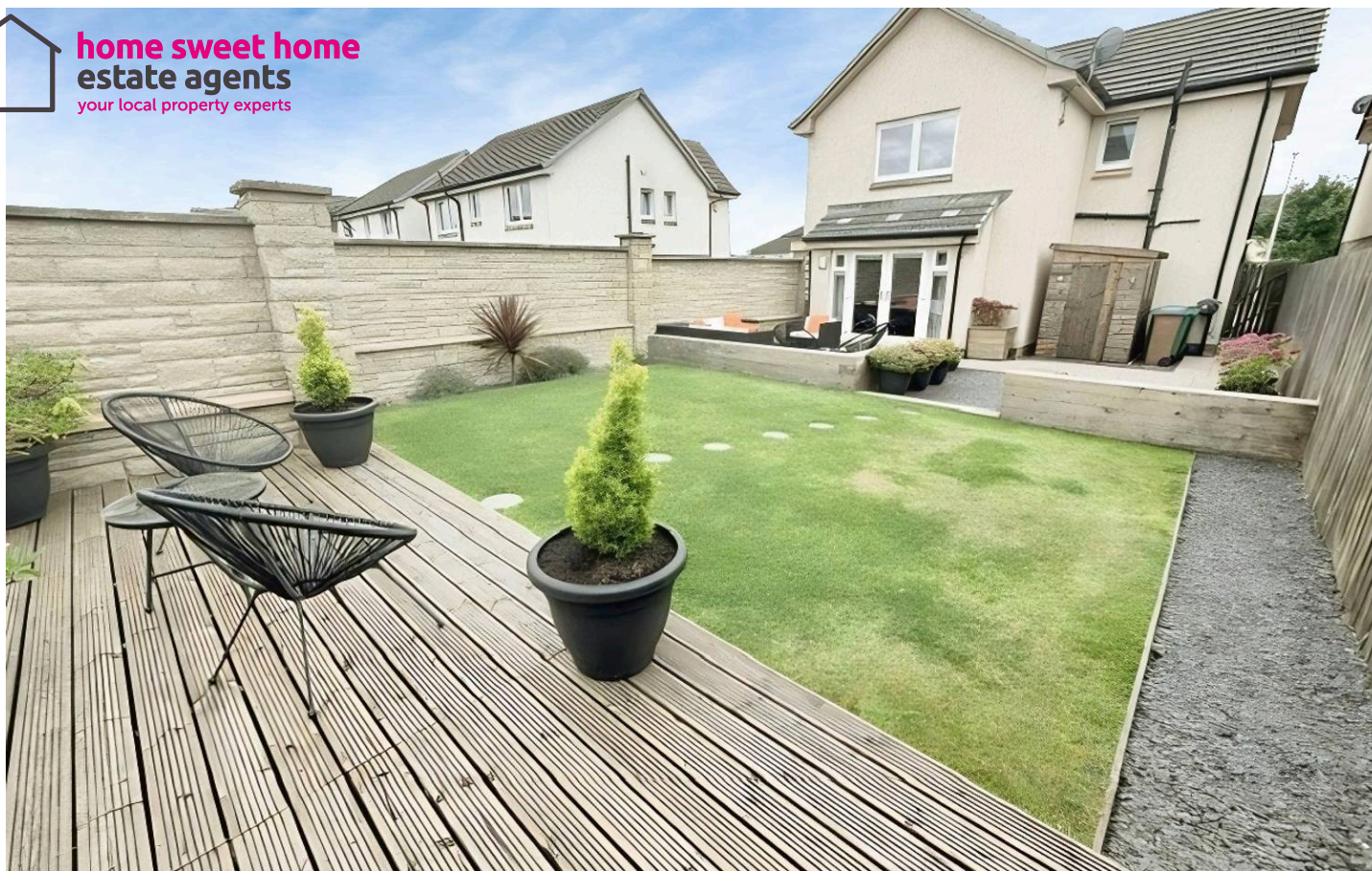
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- BEAUTIFUL UPDATED MODERN DETACHED VILLA
- THREE DOUBLE BEDROOMS MASTER EN-SUITE
- SPACIOUS LOUNGE
- BESPOKE GERMAN KITCHEN/ DINER & APPLIANCES
- FAMILY BATHROOM - SEP WC
- DG- GCH - EPC C - HOME REPORT £275,000
- 3 CAR DRIVE- SINGLE GARAGE
- LANDSCAPED ENCLOSED GARDEN
- VIEWING HIGHLY RECOMMENDED
- BUILT BY DUNDAS HOME WITH OAK DOORS



**GARDEN**

**DRIVEWAY**

3 Parking Spaces

**GARAGE**

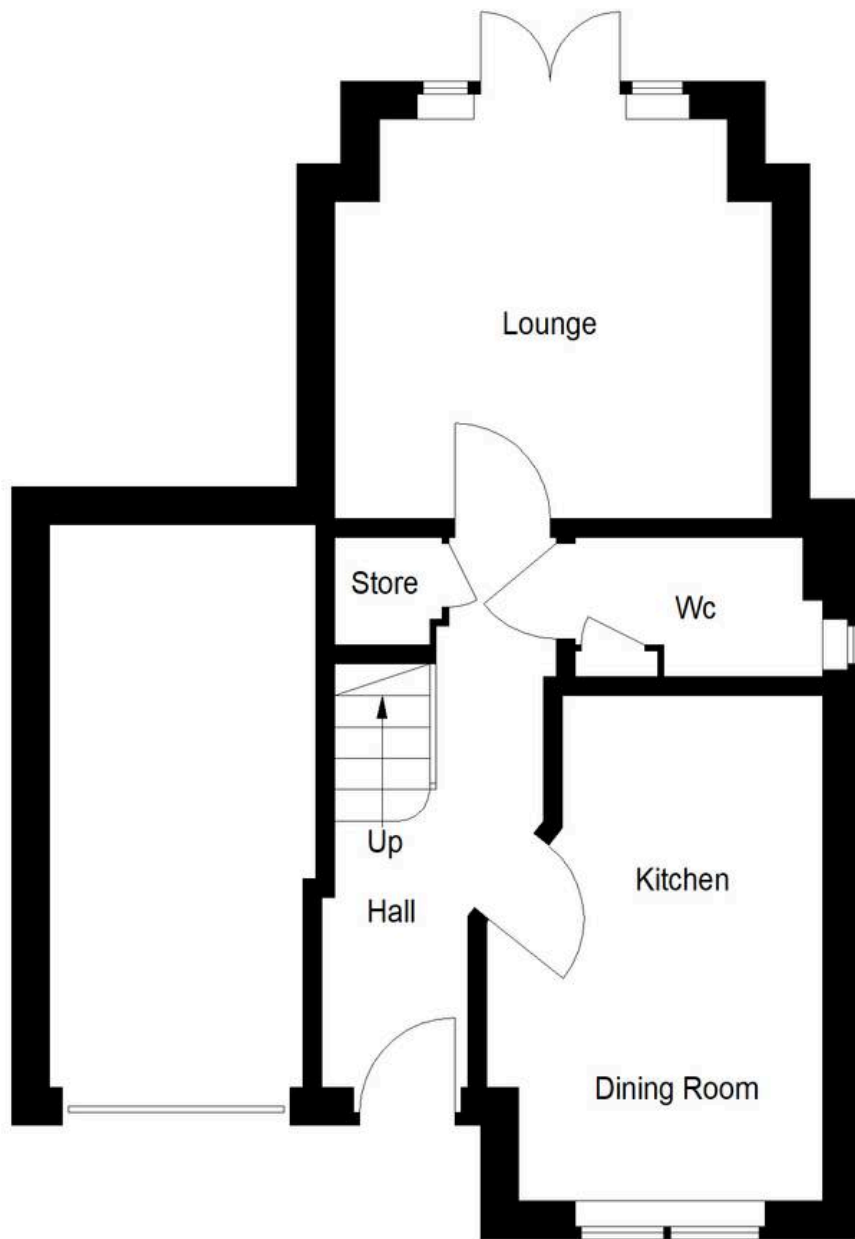
Single Garage



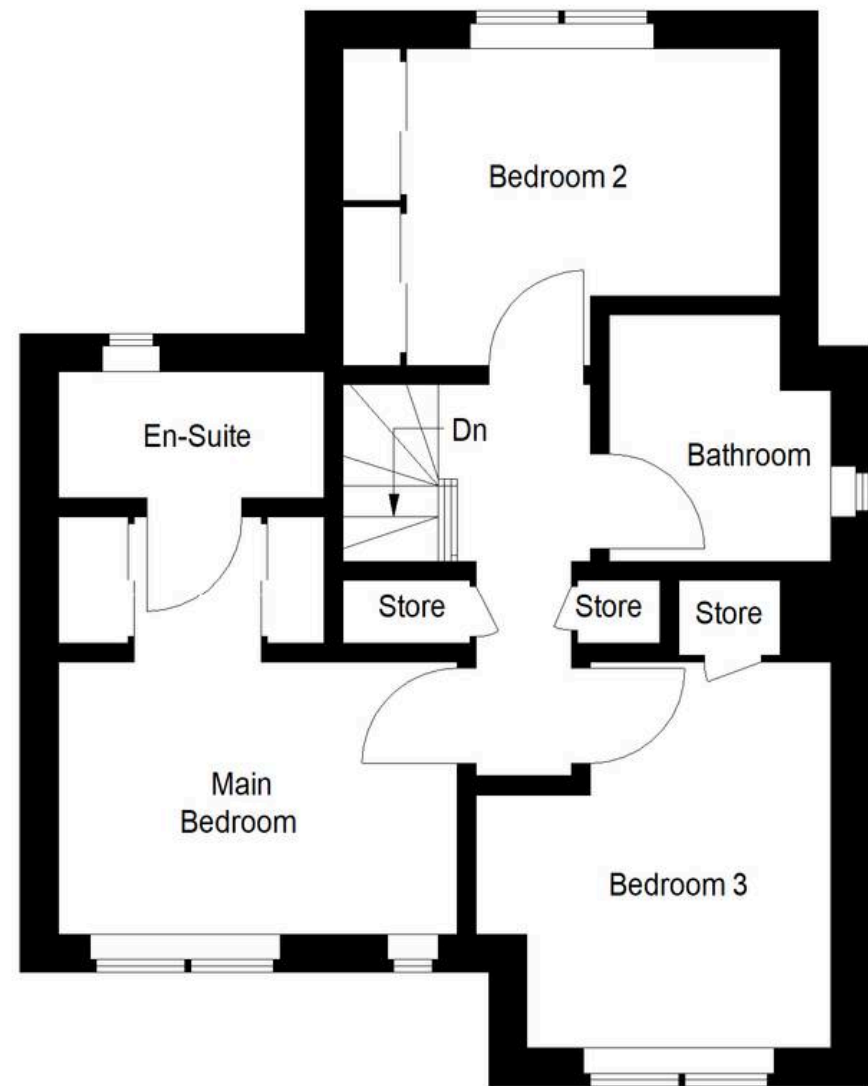


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 80      | 84        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                                                  |         |           |
| (81-91) <b>B</b>                                                | 81      | 82        |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                                       |         |           |



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,  
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