

# first for homes

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Contact Allan England's Team

01592 752 944



Station Road, Dysart

**Offers over £224,995**

# Station Road, Dysart

\*\*\* QUICK ENTRY DATE AVAILABLE \*\*\*

Welcome To Station Road, A Bright & Spacious 3 Bedroom Extended Detached Bungalow With Single Garage & 3 Car Driveway, Situated In A Cul-De-Sac Setting In Dysart.

Allan England's award winning team at first for homes are proud to welcome to the market this extended 3 bedroom Detached Bungalow offering bright and spacious living accommodation all on one level comprising: entrance vestibule, entrance hallway, open plan lounge/diner, breakfasting kitchen with integrated appliances, conservatory, 3 bedrooms, one with built in triple wardrobes, ensuite WC and family bathroom.

Externally, this fantastic home provides a driveway for up to 3 cars, a single garage with power and lighting. The easily maintained garden grounds offer seating space to enjoy those lovely summer days. This lovely bungalow has so much potential that viewing is highly recommended so you don't miss out!

EPC RATING- C  
COUNCIL TAX BAND- F  
HOME REPORT- £232,000

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**SITUATION** Dysart is set in a beautiful coastal location with panoramic views over the Forth adjacent to the Town of Kirkcaldy. For the commuter Dysart has swift access onto the A92 road link to Edinburgh while there is a mainline railway station in Kirkcaldy with regular services to Edinburgh and the North. Kirkcaldy itself enjoys a wealth of amenities including a shopping centre, hotels, pubs, golf courses, restaurants, cinemas, theatre, sport and leisure centre, primary and secondary schooling.

**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 – Dysart**

**ENTRANCE VESTIBULE**

**ENTRANCE HALLWAY**

**OPEN PLAN LONGE/DINER**

29'6" x 17'8" (approx) (9.00m x 5.39m (approx))

**CONSERVATORY**

9'10" x 8'10" (approx) (3.00m x 2.70m (approx))

**KITCHEN**

14'2" x 12'8" (approx) (4.32m x 3.88m (approx))

**BEDROOM 1**

10'1" x 10'1" (approx) (3.08m x 3.08m (approx))

**EN-SUITE W/C**

6'6" x 3'1" (approx) (2.00m x 0.95m (approx))

**BEDROOM 2**

11'2" x 9'1" (approx) (3.42m x 2.77m (approx))

**BEDROOM 3**

10'0" x 7'10" (approx) (3.06m x 2.41m (approx))

**FAMILY BATHROOM**

10'1" x 9'2" (approx) (3.09m x 2.80m (approx))

**SINGLE GARAGE**

20'1" x 9'3" (approx) (6.14m x 2.84m (approx))

**3 CAR DRIVEWAY**

**FRONT, REAR AND SIDE GARDENS GROUNDS**

**INFORMATION**

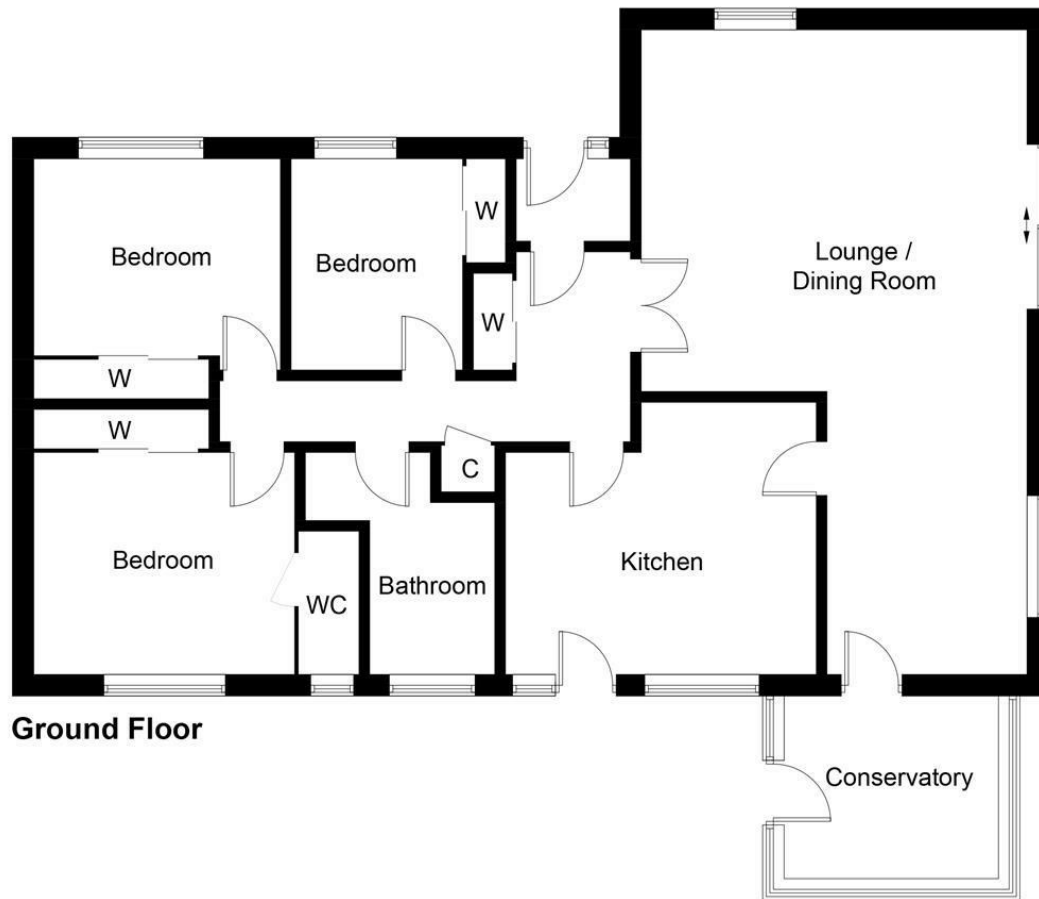


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217492)

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## FREE Valuation

### Selling Your Home?

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**first for trust**



**first for service**



**first for aftercare**

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