



29 Balmoral Drive, Kirkcaldy

Offers Over **£240,000**



29 Balmoral Drive

Kirkcaldy

Exceptionally presented 4 bed semi in Kirkcaldy. Spacious, modern interiors, 3 bathrooms, gardens, garage, driveway. Great location for families near amenities, schools, and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- 4 Bedroom Semi-Detached
- 3 Bathrooms
- Detached Garage
- Driveway
- Front Garden
- Rear Garden
- Underfloor Heating
- Contemporary Fitted Kitchen



Living Room

26' 11" x 9' 10" (8.20m x 3.00m)

Spacious and bright living room with multiple windows providing excellent natural light throughout. Features contemporary neutral décor, fitted flooring with underfloor heating for comfort and efficiency, and generous proportions ideal for both relaxing and entertaining.

Kitchen

17' 5" x 12' 6" (5.30m x 3.80m)

Contemporary fitted kitchen with cream wall and base units, complemented by warm wood-effect worktops and decorative brick-pattern splashback tiling. Well-equipped with integrated appliances, recessed ceiling lighting, and spacious layout that flows seamlessly into the dining area, offering both style and practicality. Doors to the rear garden.

Downstairs Bathroom

7' 7" x 9' 10" (2.30m x 3.00m)

Spacious and contemporary bathroom featuring a corner bath, separate WC, and modern white vanity unit with integrated storage and basin. Finished with neutral cream tiling throughout, wood-effect flooring, and a glass shower enclosure, whilst recessed ceiling lighting and a window provide excellent brightness and ventilation.

Primary Bedroom

11' 6" x 12' 10" (3.50m x 3.90m)

Exceptionally spacious double bedroom with multiple windows offering excellent natural light and countryside views. Features wood-effect flooring, built-in mirrored wardrobes providing generous storage, and direct access to a private balcony.

En-Suite

1' 0" x 5' 3" (0.30m x 1.60m)

Modern en-suite bathroom finished with striking marble tiling in white and charcoal tones, creating a contemporary look. Comprises a curved corner shower enclosure, white vanity unit with integrated storage, heated towel rail, and recessed ceiling lighting for a spa-like finish.





En-Suite

1' 0" x 5' 3" (0.30m x 1.60m)

Modern en-suite bathroom finished with striking marble tiling in white and charcoal tones, creating a contemporary look. Comprises a curved corner shower enclosure, white vanity unit with integrated storage, heated towel rail, and recessed ceiling lighting for a spa-like finish.

Bedroom Two

10' 2" x 7' 10" (3.10m x 2.40m)

Well-proportioned second bedroom with wood-effect flooring and neutrally decorated walls creating a bright, airy atmosphere. Features a window with pleasant views, fitted storage solutions, and recessed ceiling lighting.

Bedroom Three

8' 10" x 13' 1" (2.70m x 4.00m)

Compact and practical third bedroom with wood-effect flooring and white textured walls creating a clean, contemporary feel. Features a window providing natural light and countryside views, fitted storage, and desk area.

Bedroom Four

9' 6" x 10' 6" (2.90m x 3.20m)

Compact fourth bedroom with wood-effect flooring and neutral white décor offering a fresh, contemporary feel. Features a window with pleasant views, fitted storage with colourful drawer detailing, and built-in shelving.

Upstairs Bathroom

6' 3" x 7' 3" (1.90m x 2.20m)

Contemporary bathroom finished with elegant grey and white marble-effect tiling throughout. Comprises a corner shower enclosure, white pedestal basin, WC, and mirrored cabinet, with recessed ceiling lighting and efficient layout perfect for a home.



FRONT GARDEN

Spacious front garden featuring a large well-maintained lawn. Complemented by mature hedging and established landscaping, the property offers an attractive and welcoming exterior with good kerb appeal.

REAR GARDEN

Exceptional tiered rear garden offering generous outdoor space with multiple levels creating an attractive and functional layout. Well-maintained lawn, mature hedging providing excellent privacy screening, and concrete stepped features enhance the landscaping, whilst the expansive grounds provide an ideal setting for entertaining, relaxation, and family enjoyment.

GARAGE

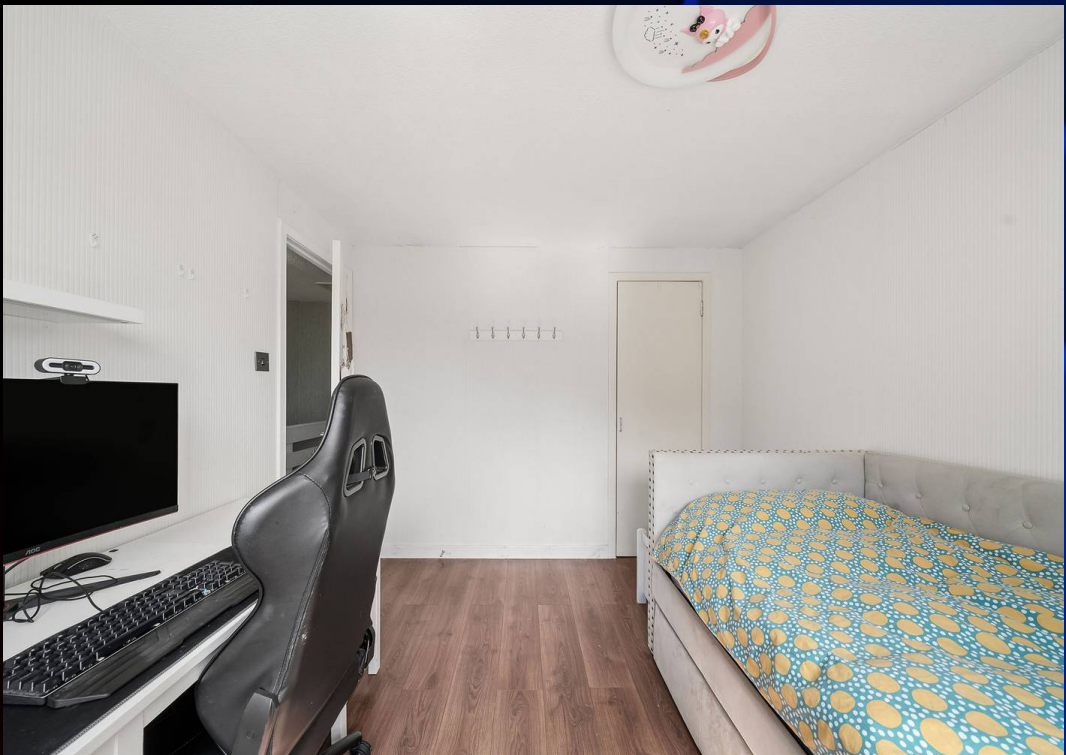
Single Garage

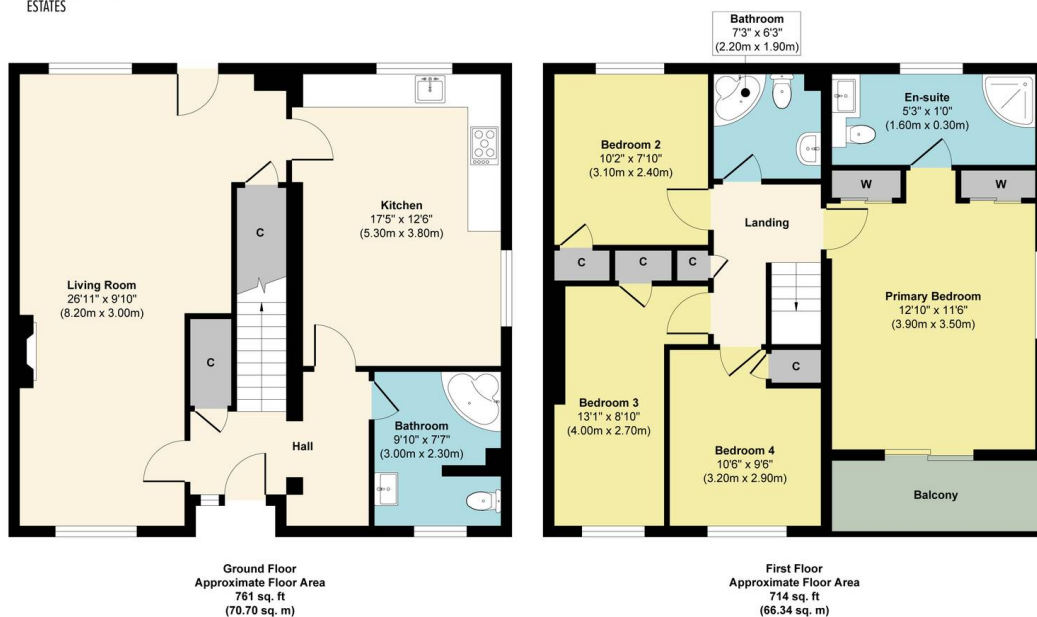
Spacious detached garage with rendered brick exterior and tiled roof matching the main property. Well-maintained with ample parking and storage space, providing secure garaging and additional storage solutions.

DRIVEWAY

1 Parking Space

Well-maintained brick-paved driveway providing excellent off-street parking and direct access to the detached garage. Generous proportions offer secure parking and smooth circulation, complementing the property's attractive street presentation.





Approx. Gross Internal Floor Area 1475 sq. ft / 137.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508

edinburgh@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

