



8 Urquhart Court
KIRKCALDY | KY2 5TX


warners
solicitors & estate agents



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Warners are delighted to present this beautifully maintained three-bedroom detached villa. The property is entered via a welcoming hallway with a convenient ground floor WC. The bright dual-aspect living and dining room provides a spacious and versatile reception area, ideal for both everyday living and entertaining. The contemporary kitchen is fitted with modern cabinetry and offers excellent workspace and storage, while a separate utility room adds further practicality. A conservatory positioned off the dining area provides an additional living space and enjoys lovely views over the rear garden, with direct access outside. Upstairs, there are three well-proportioned bedrooms, all offering comfortable accommodation for family living, together with a stylish modern bathroom featuring a contemporary three-piece suite.

Externally, the property benefits from larger-than-average rear and side gardens which have been attractively tiered and are mainly laid to lawn, complemented by a generous patio area perfect for outdoor dining and entertaining. The mature woodland backdrop creates a wonderful sense of privacy and seclusion. Further benefits include gas central heating, double glazing, a partially floored attic providing additional storage, an integral single garage and a mono-block driveway offering excellent off-street parking..

- Detached villa in sought-after Strathallan area of Kirkcaldy
- Integral single garage and private mono-block driveway
- Large, tiered rear and side gardens
- Bright dual-aspect living/dining room
- Contemporary fitted kitchen with good sized storage cupboard
- Separate utility room
- Conservatory with access to rear garden
- Gas central heating and double glazing
- Partially floored attic for additional storage

Council Tax Band: D Energy Rating: C.

There is no factor associated with this property.

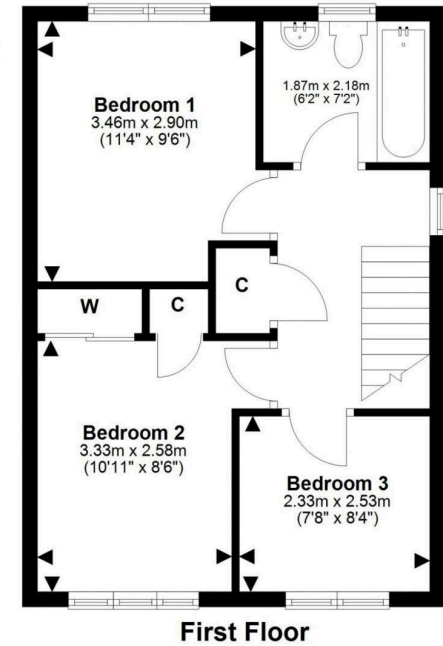
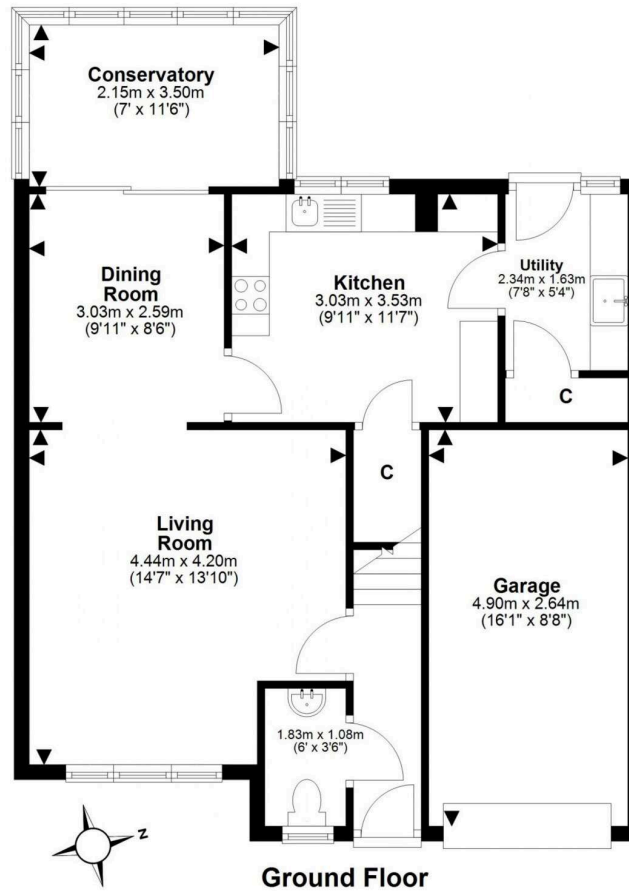
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras included in this sale will be all light fixtures, curtains/blinds, tv bracket, hob and oven, Skate ramp with planning permission can also be included.

Kirkcaldy is a large, bustling town pleasantly situated on the shores of the Forth Estuary, close to a choice of sandy beaches and coastal walks. It has a thriving town centre providing an excellent choice of amenities to its residents, including the Mercat Shopping Centre. Fife Central Retail Park is home to a large Sainsbury superstore, Next, Boots and electrical and home improvement stores. Superb recreational opportunities include a variety of sporting facilities, a museum, the Adam Smith theatre and cinema and the green expanses and boating lake within Beveridge Park. The property is conveniently placed for access to the local hospital and Fife College. Good road and motorway links allow speedy access to other areas within Fife and beyond, the Forth Road Bridge being within easy reach. Kirkcaldy has its own railway station for commuters.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.