

first for homes

first for property in life - [firstforhomes.co.uk](https://www.firstforhomes.co.uk)

Contact Allan England's Team
01592 752 944



Canberra Crescent, Kirkcaldy
Offers over £284,995

Canberra Crescent, Kirkcaldy

Immaculately Presented 4 Bedroom Detached Villa With Garage & 2 Car Driveway Situated In A Sought After Area of Kirkcaldy, Fife! Move in Condition. Beautiful Home!

Allan England's Award-Winning Team at first for homes are proud to welcome to the market this Stunning 4 Bedroom "Matheson" Detached Family Villa With Garage and 2 Car Driveway in sought after Kirkcaldy, Fife! Built by Dundas Homes built in 2016

This move in condition home offers bright & spacious living space for all the family comprising entrance hallway, family lounge, open plan kitchen & dining room with double patio doors and integrated appliances including dishwasher and fridge freezer, WC Cloaks, carpeted stairs to the upper level, master bedroom with built in storage and access to the en-suite shower room. 3 further double bedrooms all benefitting from built in storage and family bathroom.

Externally there are stunning landscaped garden grounds to the front and to the rear with a substantial timber summerhouse with power, another timber built shed, single garage and a driveway for 2 cars.

Early viewing is advised to fully appreciate all this stunning home has to offer. Don't miss out!

Home Report Value- £300,000

EPC Rating- B

Council Tax Band- D

Call first for homes - First for trust... first for service... first for aftercare.

The popular coastal Town of Kirkcaldy has a wide range of services including shopping, banking, schools and other essential facilities such as the stunning Beyers 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.

- Situated In A Sought After Area of Kirkcaldy, Fife!
- Open Plan Kitchen / Dining Room With Double Patio Doors
- Master Bedroom With En-Suite Shower Room
- 3 Further Double Bedrooms With Built In Storage
- Landscaped Garden Grounds Including Timber Built Summerhouse (with power supply)
- HOME REPORT - £300,000
- EPC - C
- COUNCIL TAX - F





SITUATION - Kirkcaldy

ENTRANCE HALLWAY

LOUNGE 17'0" x 10'2" approx (5.20m x 3.12m approx)

OPEN PLAN KITCHEN / DINING ROOM
18'11" x 9'6" approx (5.78m x 2.90m approx)

UTILITY SPACE
8'11" x 5'1" approx (2.73m x 1.56m approx)

STAIRS TO THE UPPER LEVEL

MASTER BEDROOM
11'10" x 11'10" approx (3.61m x 3.62m approx)

EN-SUITE SHOWER ROOM

BEDROOM 2
11'5" x 8'9" approx (3.50m x 2.68m approx)

BEDROOM 3 8'9" x 8'9" (2.68m x 2.67)

BEDROOM 4
10'1" x 10'1" approx (3.09m x 3.08m approx)

FAMILY BATHROOM
8'2" x 5'6" approx (2.50m x 1.70m approx)

SINGLE GARAGE

2 CAR DRIVEWAY

LANDSCAPED FRONT & REAR GARDEN GROUNDS

INFORMATION

Information

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

FREE Valuation

Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



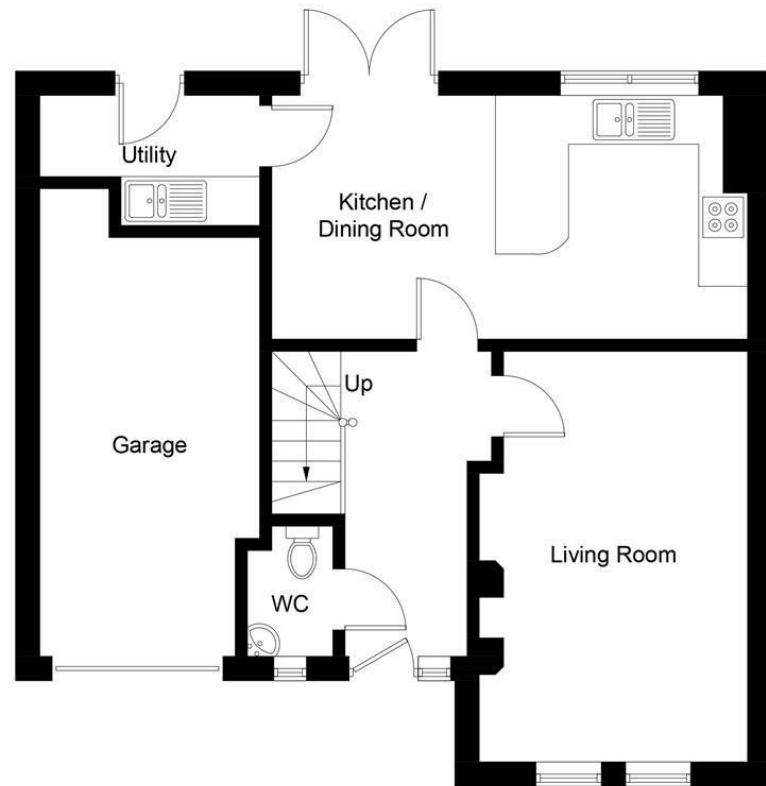
first for trust



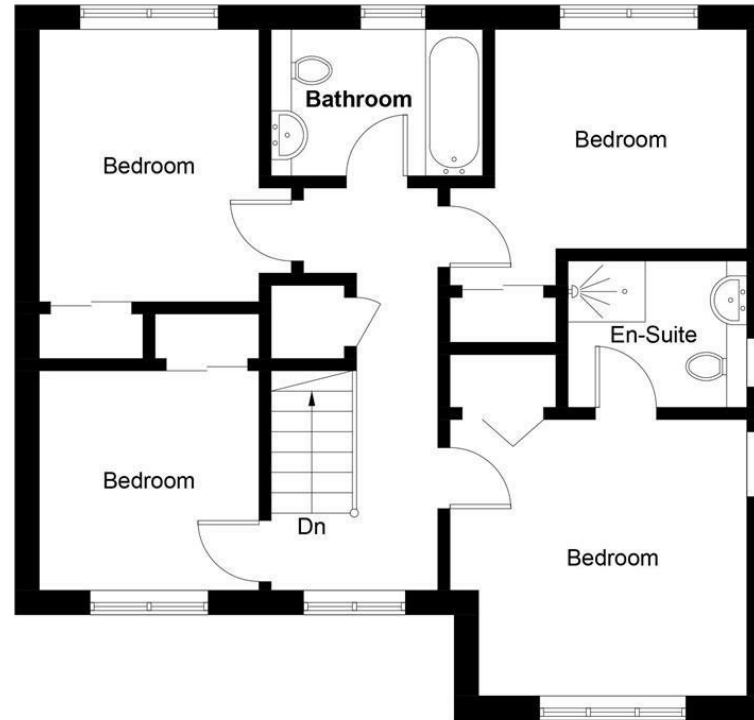
first for service



first for aftercare



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061985)

first for homes
first for property in life - firstforhomes.co.uk

Contact Allan England's Team
01592 752 944

32 North Street, Glenrothes, Fife KY7 5NA
Fax: 01592 807947
sales@firstforhomes.co.uk
www.firstforhomes.co.uk