

# first for homes

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Contact Allan England's Team

01592 752 944



Linum Grove, Kirkcaldy

**Offers over £219,995**

# Linum Grove, Kirkcaldy

Bright and Spacious 5-Bed Detached Family Villa With Single Garage and Driveway For 3 Cars Situated In The Sought-After Location of Kirkcaldy, Fife!

Allan England's award winning team at First For Homes are proud to welcome to the market this bright & spacious 5-bed Detached Family Villa situated within the sought after area of Kirkcaldy, Fife. Internally the property offers versatile living accommodation throughout comprising; entrance hall, spacious family lounge, kitchen/diner with patio doors leading out to rear gardens, utility room and cloaks/WC. The ground floor also comprises of a separate dining room, formerly the garage which has now been converted, could be used as a 5th bedroom, stairs to the upper level. master bedroom with 2 built in double wardrobes and en-suite, 3 further bedrooms and family bathroom. A new boiler was fitted in April 2022 with 3 years remaining on the warranty. Externally the property benefits form a 3 car driveway and single garage. There are also beautiful sunny landscaped garden grounds to the front & rear! Early viewing is advised to fully appreciate what the this stunning family home has to offer! Don't miss out!

HOME REPORT VALUE - £230,000

EPC RATING - C

COUNCIL TAX BAND - E

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The popular coastal Town of Kirkcaldy has a wide range of services including shopping, banking, schools and a host of recreational facilities such as the stunning Beveridge 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.

- Bright and Spacious 5-Bed Detached Villa
- Single Garage & Driveway
- Lovely Landscaped Front and Rear Gardens
- Master Bedroom with En-suite
- New Boiler April 2022!
- Early Viewing is Advised
- HOME REPORT - £230,000
- COUNCIL TAX - E
- EPC - C





## SITUATION - Kirkcaldy

### ENTRANCE HALLWAY

**LOUNGE** 16'10" x 11'5" approx (5.14m x 3.48m approx)

### KITCHEN/DINER

23'10" x 8'7" approx (7.28m x 2.64m approx)

### UTILITY ROOM

### WC/CLOAKS

### BEDROOM 5

15'10" x 8'6" approx (4.85m x 2.60m approx)

### STAIRS TO UPPER LEVEL

### BEDROOM 1

9'7" x 12'4" approx (2.94m x 3.76m approx)

### EN-SUITE

6'8" x 5'0" approx (2.04m x 1.54m approx)

### BEDROOM 2

10'2" x 8'7" approx (3.10m x 2.62m approx)

### BEDROOM 3

8'7" x 8'0" approx (2.64m x 2.45m approx)

### BEDROOM 4

8'2" x 7'9" approx (2.50m x 2.38m approx)

### FAMILY BATHROOM

7'4" x 5'6" approx (2.24m x 1.69m approx)

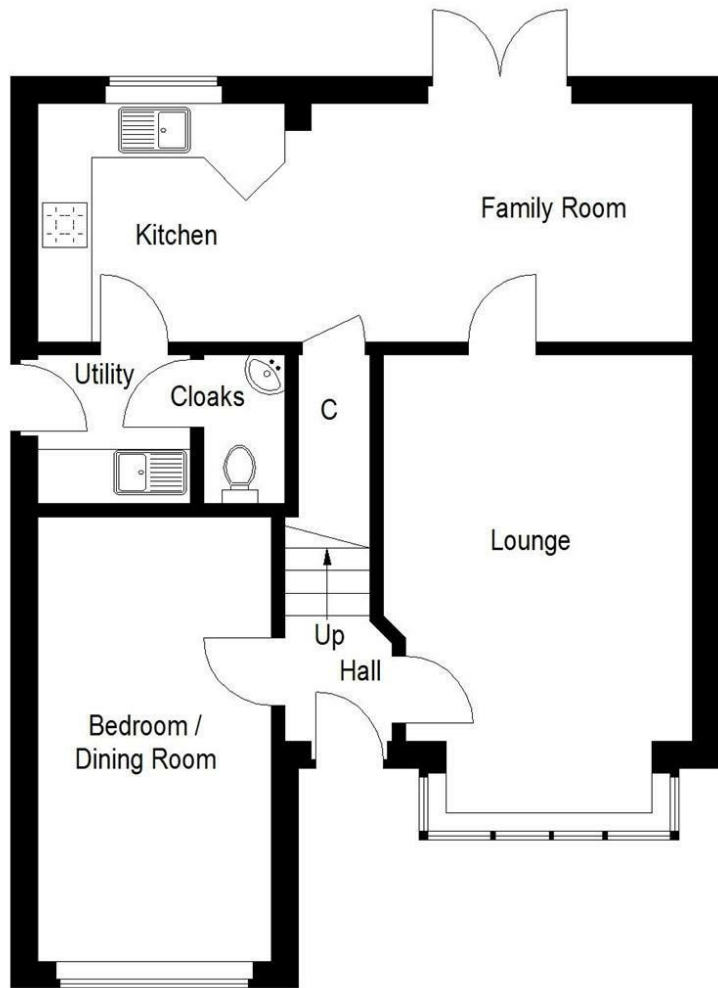
### SINGLE GARAGE

18'4" x 11'11" approx (5.61m x 3.65m approx)

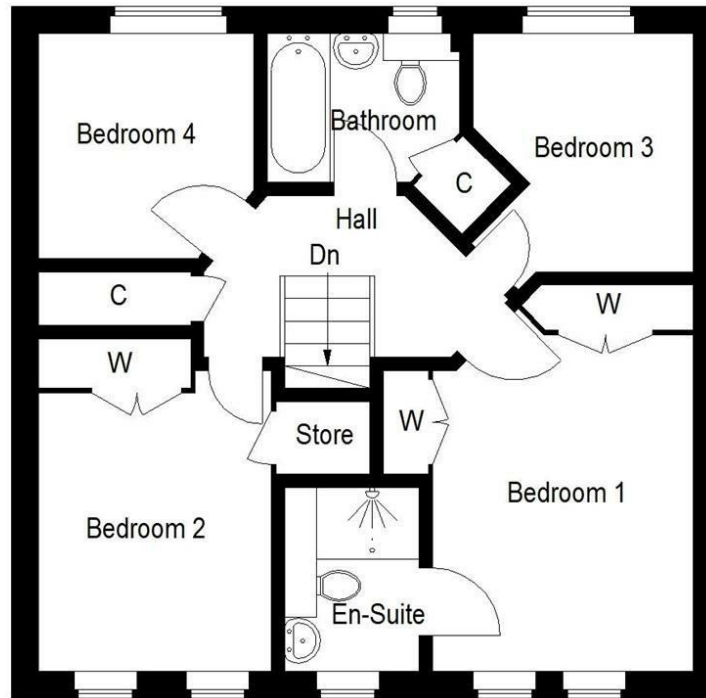
### DRIVEWAY TO FRONT AND REAR

### FRONT AND REAR GARDEN GROUNDS

### INFORMATION



Ground Floor



First Floor

## 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.



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Contact Allan England's Team

**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA

Fax: 01592 807947

[sales@firstforhomes.co.uk](mailto:sales@firstforhomes.co.uk)

[www.firstforhomes.co.uk](http://www.firstforhomes.co.uk)