

# first for homes

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

Contact Allan England's Team  
**01592 752 944**



Gleneagles Gardens, Kirkcaldy  
**Offers over £259,000**

# Gleneagles Gardens, Kirkcaldy

Stunning Extended 3 Bedroom Semi-Detached Villa On A Large Corner Plot, With Timber Outbuilding Which Could Be Utilised As A Garage And 4/5 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 3 Bedroom Extended Semi-Detached Family Villa With 4/5 Car Driveway in sought after Kirkcaldy, Fife! This move in condition home offers bright & spacious versatile living space for all the family comprising entrance vestibule, entrance hallway, family lounge, open plan kitchen & diner, large utility room with skylight, sun room extension with skylight, double patio doors leading to rear garden and downstairs shower room.

Carpeted stairs to the upper level with beautiful glass staircase, master bedroom with triple built in wardrobes, freshly decorated throughout new flooring, new doors, 2 further double bedrooms both benefitting from built in storage and modern family bathroom.

Externally there are stunning landscaped garden grounds to the front and rear with a substantial summerhouse with power and lighting under separate negotiation. The property also benefits from a driveway for 4/5 cars and timber outbuilding which could be utilised as a garage. New windows, doors and boiler in 2020.

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

Home Report Value- £270,000

EPC Rating- C  
 • Stunning Extended 3 Bed Semi Detached Villa  
 Council Tax Band- E

• Open Plan Kitchen/Diner With Sun Room Extension

• 4/5 Car Driveway  
 Call first for homes - First for trust... first for service... first for aftercare.

**The Move in Condition & Versatile Living Space** offers 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 it is ready to access a mainline train station and the A92 road link giving access to Edinburgh and all major local towns.

- EPC Rating- C
- Council Tax Band- E
- Home Report Value- £270,000





**SITUATION - Kirkcaldy**

**ENTRANCE VESTIBULE**

**ENTRANCE HALLWAY**

**LOUNGE**

15'7" x 12'11" (approx) (4.76m x 3.95m (approx))

**OPEN PLAN KITCHEN/DINER**

19'6" x 11'0" (approx) (5.96m x 3.37m (approx))

**UTILITY ROOM**

14'4" x 10'6" (approx) (4.38m x 3.21m (approx))

**DOWNSTAIRS SHOWER ROOM**

9'2" x 4'3" (approx) (2.80m x 1.32 (approx))

**SUN ROOM EXTENSION**

14'3" x 10'0" (approx) (4.35m x 3.06m (approx))

**GLASS STAIRCASE TO UPPER LEVEL**

**BEDROOM 1**

14'11" x 10'9" (approx) (4.56m x 3.30m (approx))

**BEDROOM 2**

11'9" x 10'0" (approx) (3.60m x 3.05m (approx))

**BEDROOM 3**

11'7" x 8'6" (approx) (3.54m x 2.60m (approx))

**FAMILY BATHROOM**

7'6" x 6'9" (approx) (2.31m x 2.08m (approx))

**4/5 CAR DRIVEWAY**

**FRONT & REAR GARDENS**

**TIMBER GARAGE**

**SUMMERHOUSE**

**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**