

# first for homes

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Contact Allan England's Team

01592 752 944



Canberra Crescent, Kirkcaldy  
**Offers over £279,995**

# 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/breakfasting area & dining room with double patio doors and integrated appliances including dishwasher and fridge freezer, spacious utility room with door leading to rear, spacious 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. Property is situated in a lovely position, close walking distance to greenbelt, sports area.

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

EPC Rating- B  
Council Tax Band- D

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- Immaculately Presented 4 Bedroom Detached Villa

The popular 2 car Driveway 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

- Situated In A Sought After Area of Kirkcaldy, Fife!

Open Plan Kitchen & Dining Room With Double Patio Doors, Large Utility Room

- Spacious 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)
- Lovely Plot Position
- COUNCIL TAX - F
- EPC - C





**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)

**WC/CLOAKS**

**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?

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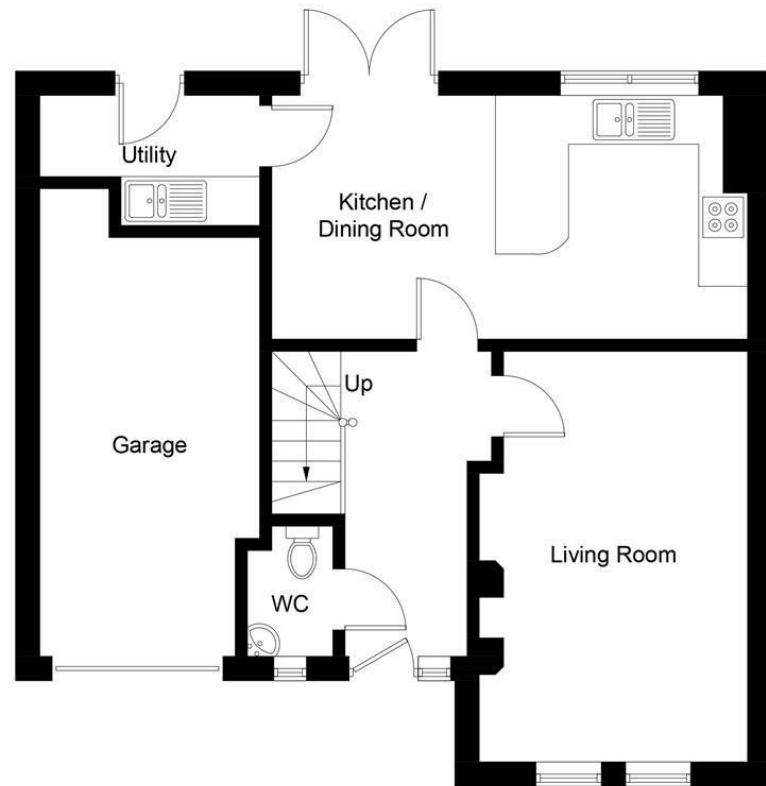
**first for trust**



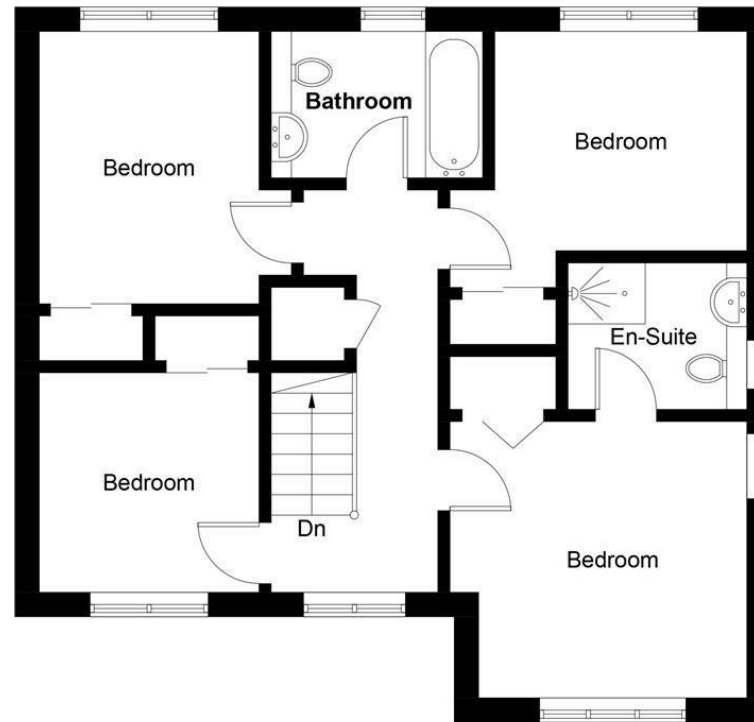
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Ground Floor



First Floor

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

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