



8 Normand Road, Dysart, Kirkcaldy, KY1 2XJ

Offers Over £400,000



Amazing 5 Bedroom 2 Reception Detached Victorian Villa with PANORAMIC SEA VIEWS to the rear, some ORIGINAL PERIOD FEATURES and POTENTIAL TO DEVELOP further in the attic and basement. Located a short walk to local amenities, with quick access to The Fife Coastal Path, Harbour, Beach and Windmill Community Campus. Ideal for a family. Accommodation: Ground Floor: Hall, sitting room, living room, double bedroom, dining kitchen, shower room, utility area and W.C. Upper Floor: 4 double bedrooms and family bathroom. Basement annex with a hall and 2 rooms. DG. GCH. Gardens. Driveway. PERSONAL PROPERTY TOUR available online.



LOCATION

This property is located close to many local amenities as well as Windmill Community Campus and Dysart Primary school. A short walk to the beach and restored harbour. The historic Ravenscraig Park is also nearby for running and jogging. Contiguous with Kirkcaldy which is a thriving town where there is an array of retail parks, supermarkets, cafes, bars and restaurants, plus the Esplanade overlooking the Firth of Forth, leisure centre, library and theatre. Kirkcaldy is an excellent location for commuting as it has its own train station and bus station. The A92 link road provides commuter access to major Cities. Edinburgh Airport is also around 35 minutes away by car.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door which leads into a vestibule with mosaic tile flooring and ornate corning. A double-glazed timber door leads into the grande lower hallway with solid wood flooring. Ornate Corning. Ceiling Rose. Radiator. Solid timber stairs with carpet runner and timber balustrade leads to the upper landing.

LIVING ROOM

21'0" x 16'10" (6.41m x 5.15m)

Bright living room with double-glazed sash and case bay window to the front and double-glazed sash and case window to the side. Beautiful granite fireplace with log burner. Corning. Ceiling rose. 3 radiators. Carpeted.

SITTING ROOM

13'7" x 12'11" m (4.16m x 3.94 m)

Spacious sitting room with double-glazed sash and case windows to the front. Corning. Picture railing. Radiator. Solid wood flooring.

BEDROOM 5

15'9" x 14'8" (4.82m x 4.49m)

Bright double bedroom with double-glazed sash and case windows to the rear with sea views. 2 radiators. Carpeted.

SHOWER ROOM

4'1" x 5'7" (1.25m x 1.72m)

Contemporary 3-piece suite comprises: W.C, wash hand basin

and shower enclosure with folding shower door and thermostatic control shower. Alcove provides shelved storage. Opaque double-glazed window to the rear. Partially tiled. Heated towel rail. Tiled flooring.

DINING KITCHEN

13'3" x 12'8" (4.06m x 3.88m)

Spacious fitted kitchen comprises: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated electric hob, extractor fan above and oven. Ample space for dining furniture. Double-glazed sash and case window to the rear. Radiator. Vinyl flooring. A timber door leads to pantry cupboard with shelved storage. Doorway leads to the utility area.

UTILITY AREA

7'8" x 6'8" (2.35m x 2.04m)

Convenient utility area with double-glazed sash and case window to the rear and a UPVC door leading to the front and the rear. There is a W.C. and storage cupboard.

W.C

5'2" x 3'2" (1.60m x 0.98m)

2-piece suite comprises: W.C and wash hand basin. Opaque sash and case window to the front. Partially tiled walls. Towel rail. Tiled flooring.

UPPER LANDING

Impressive open landing with a substantial window to the rear providing ample natural light. Access to attic through hatch, which has potential to develop further subject to the necessary permissions being granted. Carpeted.

BEDROOM 1

20'8" x 17'1" (6.32m x 5.21m)

Spacious double bedroom with double-glazed sash and case bay window to the front and double-glazed sash and case window to the side. Ornate cornice. Picture rails. 4 radiators. Carpeted. A doorway leads to a room for dressing room or a study with opaque double-glazed window to front.

BEDROOM 2

16'0" x 14'8" (4.88m x 4.48m)

Additional double bedroom with double-glazed sash and case window to the rear overlooking the garden with sea views. 2

radiators. Carpeted. Door leads to a walk in wardrobe with open plan shelved storage area.

BEDROOM 3

12'10" x 13'7" (3.93m x 4.16m)

Further double bedroom with double-glazed sash and case windows to the front and side. Door leads to a walk-in wardrobe with open plan shelved storage area. Corning. Radiator. Carpeted.

BEDROOM 4

12'11" x 11'0" (3.95m x 3.36m)

Double bedroom with double-glazed sash and case window to the rear overlooking the garden with sea views. Radiator. Carpeted.

BATHROOM

8'9" x 6'3" (2.69m x 1.91m)

Traditional style 3-piece suite comprising: WC, vanity with inset sink, bath with vintage style thermostatic shower and folding screen. Opaque double-glazed sash and case window to the side. Partially tiled. Vintage style radiator. Tiled floor.

BASEMENT ANNEX

Accessed from the rear garden via a UPVC door. There is a hall with 2 good sized rooms with double glazed windows to the rear and potential to develop and create an additional self-contained living space subject to the necessary permissions being granted. Ample storage to the front under the main house off the main hall.

GARDEN

Located on a substantial plot the property is set within low maintenance gardens to the front and rear. To the left is a wrought iron gate with a path leading to the side entrance of the property into the utility area. To the right is a driveway with off-street parking for several vehicles and a timber gate leading to the rear garden down a set of steps. The rear garden is mainly South-facing and tiered with the advantage of being completely enclosed making this a great space for children and pets to play outdoors.

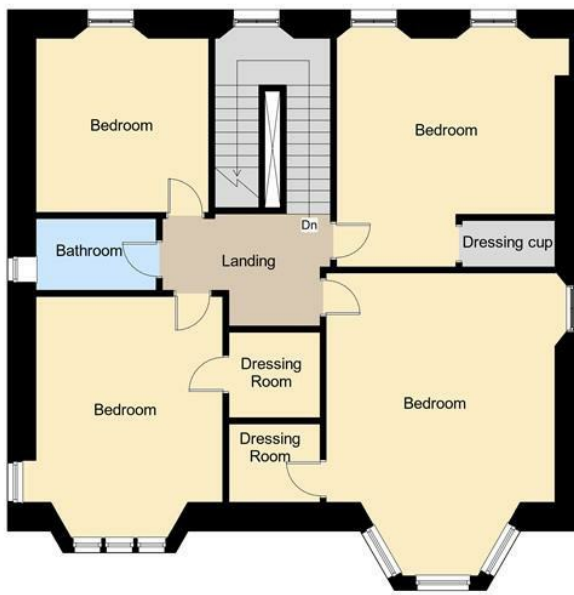
AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.





First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
		81	52

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
		76	42

Scotland EU Directive 2002/91/EC

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