

25 MARYWELL

Kirkcaldy, Fife, KY1 2RJ



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WELCOME TO 25 MARYWELL

Offering exceptionally bright and spacious accommodation including five bedrooms, multiple reception areas, and two bathrooms (plus a WC), this detached house is situated in Kirkcaldy and comes accompanied by lovely gardens, an integral single garage, and a private driveway.



GENERAL FEATURES

- Generous detached house in Kirkcaldy
- Part of an established development
- Quiet cul-de-sac setting
- Tasteful, mostly neutral interiors

ACCOMMODATION FEATURES

- Entrance vestibule with storage and hall with WC
- Fabulous living room and family room
- Separate formal dining room
- Kitchen with informal dining area and utility room
- Five versatile bedrooms
- One en-suite shower room
- Separate family bathroom
- Gas central heating and double glazing

EXTERNAL FEATURES

- Lovely leafy garden grounds
- Integral single garage
- Private driveway

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An entrance vestibule with useful built-in storage

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The home accommodates five double bedrooms

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Two pristine washrooms

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Parking is provided by an integral single garage

27 THE AREA

Positioned on the rugged east coast of Fife

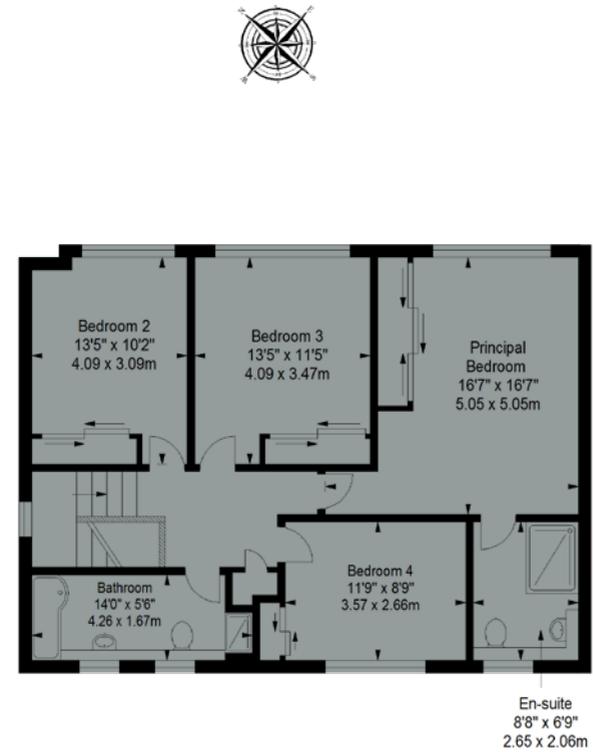
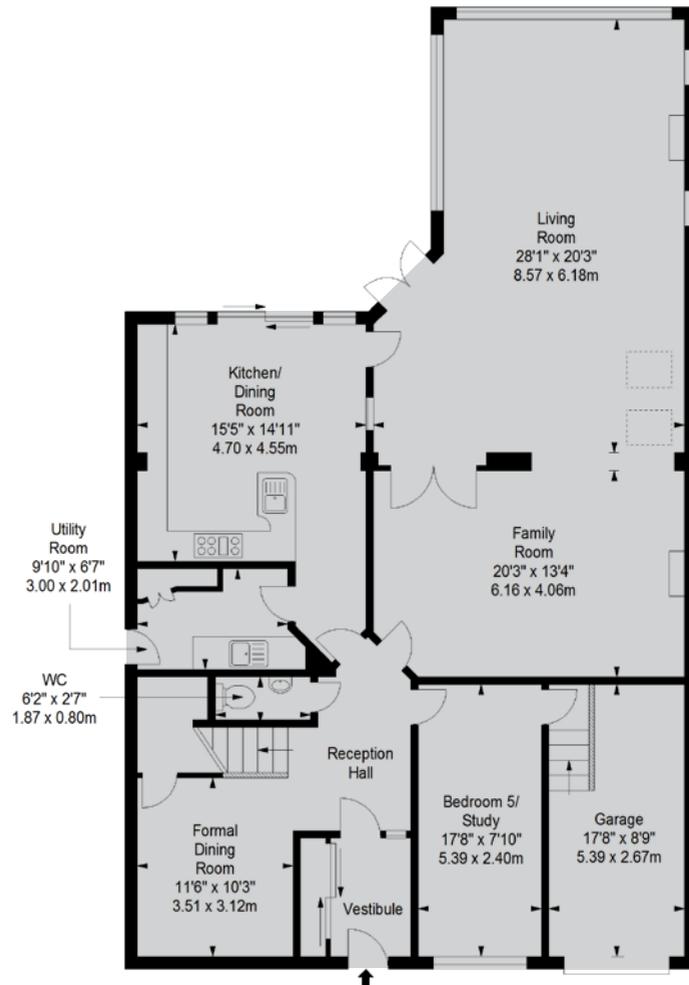
PROPERTY NAME
25 Marywell

LOCATION
Fife, KY1 2RJ

APPROXIMATE TOTAL AREA:
253 sq. metres (2732 sq. feet)

Ground Floor - First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.





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ENTRANCE

WELCOME TO 25 MARYWELL

A

n entrance vestibule with useful built-in storage welcomes you inside and leads through to a wide reception hall with a WC. Here, pared-back décor and handsome wood flooring set the tone for the interiors to follow.

RECEPTION ROOMS

GENEROUS AND FLEXIBLE LIVING SPACE



The home boasts multiple versatile reception areas, comprising a living room, a family room, and a formal dining area. The living and family rooms are connected via a large open window, creating a fabulous open space that is connected via double doors. The living room is filled with sunny natural light through a wealth of triple-aspect glazing, including French doors affording access outside, which also frames lovely leafy views. It provides a flexible floorspace for endless configurations of lounge furniture, with a Barbas fire (with a granite surround) creating a warming focal point and flanked by characterful stained-glass windows. The family room also offers plenty of space for furniture and features a homely fireplace. Finally, the formal dining area is openly accessed from the hall and offers an ideal setting for seated family meals and entertaining with friends.

THE LIVING ROOM IS FILLED WITH SUNNY NATURAL LIGHT THROUGH A WEALTH OF TRIPLE-ASPECT GLAZING





KITCHEN

WITH CASUAL DINING AREA

The kitchen is well-equipped with a wide range of wall and base cabinets, gleaming granite worktops, and splashback tiles, as well as integrated appliances comprising twin ovens, a ceramic four-ring hob, a two-burner gas hob, and a hot plate, an extractor hood, and a dishwasher. A separate utility room (with external access) is fitted with a range of cabinets and workspace, and offers a useful discrete space for laundry. Back in the kitchen, a large space is provided for at least a six-seater dining table set next to wide patio doors opening onto the garden – ideal for alfresco dining and summer barbecuing.



BEDROOMS

SPACIOUS SLEEPING AREAS



Study/fifth bedroom

The home accommodates five double bedrooms, with one found on the ground floor and the remaining on the first floor, approached via a landing with built-in storage. The ground-floor bedroom has garage access and is currently being utilised as a cosy seating area, further highlighting the home's versatility, with potential to be used as a study. The first-floor bedrooms are all accompanied by built-in wardrobes and the principal has the added luxury of an en-suite shower room.

THE PRINCIPAL HAS THE ADDED LUXURY OF
AN EN-SUITE SHOWER ROOM





BATHROOMS

TWO PRISTINE WASHROOMS

The principal bedroom's en-suite comprises a large shower enclosure, a WC-suite set into storage, and a towel radiator, whilst a separate family bathroom completes the accommodation on offer and comes replete with a bath with an overhead shower and a glazed screen, a separate shower enclosure, and a WC-suite set into storage.

Gas central heating and double glazing ensure year-round comfort and efficiency.



GARDENS & PARKING

Externally, the house is accompanied by lovely leafy garden grounds, with spacious, paved patio areas for outdoor seating and barbecues, a drying area, and a wealth of mature trees, shrubbery, and hedging. Excellent off-street parking is provided by an integral single garage and a private multi-car driveway.

Extras: all fitted floor coverings, window coverings (except dining room), light fittings, family room fireplace and fire, and integrated kitchen appliances will be included in the sale.





KIRKCALDY, FIFE

Positioned on the rugged east coast of Fife and looking out over the Firth of Forth, the popular town of Kirkcaldy is affectionately known as the 'Lang Toun' owing to its early origins as just one long street. Further development of the town was driven by its rich manufacturing industry, the most successful of which was the production of linoleum. Today Kirkcaldy is one of the largest towns in Fife, with excellent services and amenities, cultural attractions, outdoor pursuits and transport links. The thriving town centre, which runs parallel to the picturesque esplanade, boasts an array of local shops and high-street stores, plus a selection of supermarkets, an indoor market and two shopping centres. For sport and leisure, there are several gyms and sports centres, not to mention the plethora of outdoor activities right on its doorstep: from relaxed rounds of golf at Kirkcaldy Golf Club, to exploring the nearby Lomond Hills Regional Park and Loch Leven Nature Reserve. For cultural attractions, Kirkcaldy Galleries houses the town library, museum and art gallery, while the Adam Smith Theatre hosts a full programme of theatre, live music and cinema all year round. Popular with families, Kirkcaldy is served by several primary and secondary schools, and is also well placed for a range of independent schooling options from nursery to senior level. The town is also ideal for commuters, owing to its convenient road and rail links throughout Fife and the Lothians.



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