

James Thomson & Son

SOLICITORS & ESTATE AGENTS

'PARK VIEW' 4 BALWEARIE GARDENS, KIRKCALDY.



SPACIOUS ATTRACTIVE 3 x BEDROOM BUNGALOW
WITH DRIVEWAY, GARAGE AND LARGE REAR GARDEN

OFFERS IN EXCESS OF £290,000 INVITED



4 BALWEARIE
GARDENS
KIRKCALDY





‘PARK VIEW’
4 BALWEARIE GARDENS
KIRKCALDY



DESCRIPTION

This desirable, spacious, 3 x Bedroom Bungalow is located in a quiet, popular and sought after area of Kirkcaldy, a stones-throw from the Beveridge Park, Schools, woodland walks, Balwearie Golf Club, shops, bus routes and all amenities.

The property itself features uPVC double glazing, gas fired central heating and is offered for sale complete with all fitted carpets, floorcoverings, blinds, curtains, fixtures & fittings.

ACCOMMODATION

All dimensions are at widest points.

HALLWAY: 18'2" x 3'3"

LIVING ROOM: 14'1" x 12'7" (NE Corner)

KITCHEN: 10'10" x 9'9" (SW Corner)

DINING ROOM: 13'8" x 13'7" (SW Side)

BEDROOM ONE: 14'1" x 10'3" (NW Corner)

BEDROOM TWO: 12' x 10'7" (SE Corner)

BEDROOM THREE: 10'11" x 9'3" (W Side)

BATHROOM: 7' x 5'11" (E Side)

ATTIC

The Attic is accessed by way of the Hallway cupboard via a permanent stepladder. The attic is fully floored, has adequate headroom and ample storage. There is potential for a dormer/extension.

GARDEN

The low maintenance front Garden features Stone Chips, flower beds, & shrubs.

REAR GARDEN

The well maintained rear garden is fenced and features a patio area, grass, shrubs, flowerbeds and clothes drying poles.

DRIVEWAY

The 1-2 x car driveway is paved & has stone chips.

GARAGE

There is a single car garage with up-and-over door.

COUNCIL TAX Band F

BROADBAND Up to 67Mb/s

HEATING Gas fired central heating.

ENTRY Early entry can be given.

TO VIEW Apply to Selling Agents.

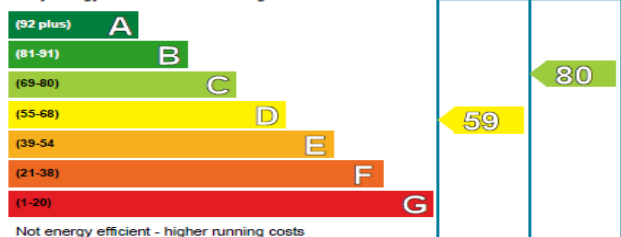
OFFERS In excess of £290,000 are invited.

Ground Floor



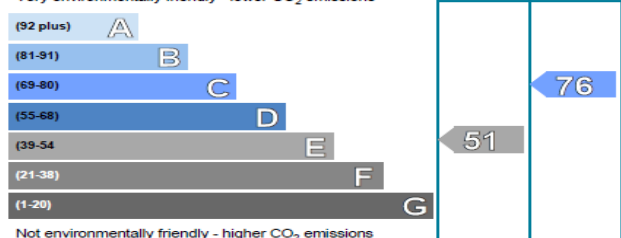
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Very energy efficient - lower running costs



Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

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