



lindsays

4 Southerton Road,
Kirkcaldy, KY2 5NA

"A delightful three bedroomed detached bungalow with driveway, garage and private garden"

- Entrance vestibule
- Hall
- Spacious sitting room with sun room
- Formal dining room
- Separate kitchen with door giving access to private garden
- Three bedrooms (one with en-suite)
- Family shower room
- Gas central heating
- Double glazing
- Off street parking
- Garage
- Easily maintained front garden
- Large mature private rear garden
- Panoramic rear view
- On street parking
- Extension Potential

EPC Rating E

OFFERS OVER £340,000



Description

A delightful detached bungalow with driveway, garage and large mature private garden, which would now benefit from modernisation and upgrading and offers excellent potential to extend, subject to obtaining the necessary consents. The property provides flexible family accommodation over two floors and in brief accommodation comprises; entrance vestibule; hall; spacious sitting room with sun room and door to kitchen; separate kitchen with door giving direct access to private garden; formal dining room; three bedrooms (one with en-suite) and family shower room. Impressive panoramic view of surrounding area and country estate from first floor bedroom. The property benefits from gas central heating, double glazing and excellent storage. To the front of the property there is an easily maintained private garden and to the rear there is a large mature private garden, which is predominantly laid to lawn and bordered by mature plants and shrubs. There is a driveway which provides off street parking, a private garage which provides good storage space and there is on street parking.

Area

The house sits in the sought-after Southerton area on the west side of town, in a highly desirable location adjacent to the beautiful Beveridge Park with its 104 acres featuring flower gardens, boating pond and woodland walking trails, and minutes away from Raith Lake, Mill Dam, Buffalo Farm and the Kirkcaldy lawn tennis, golf and rugby clubs. The property is within the catchment area for Kirkcaldy West Primary School and Balwearie High School.

Kirkcaldy is an established and popular residential area and benefits from local shopping located at Fife Retail Centre and the town centre, along with recreation facilities including a popular theatre, a highly-regarded art gallery and museum, several public parks and nearby beaches. The town has its own mainline railway station on the Aberdeen to London line, just a ten-minute walk from the property, making this an ideal location for the commuter. There are good links to the motorway system allowing Edinburgh, Dundee and all parts of Fife to be reached within a comfortable drive.

Viewing

By appointment contact Lindsays on 0131 229 4040



**Southerton Road,
Kirkcaldy, KY2 5NA**

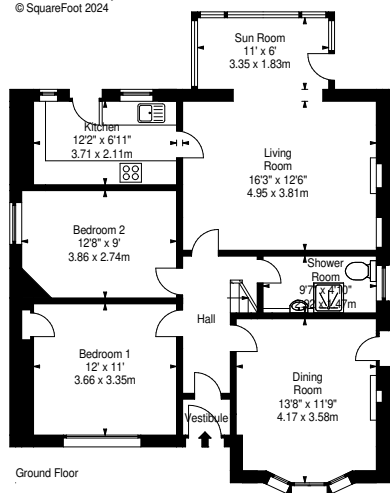


Approx. Gross Internal Area
1252 Sq Ft - 116.31 Sq M

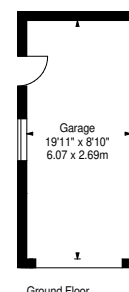
Garage
Approx. Gross Internal Area
175 Sq Ft - 16.26 Sq M

For identification only. Not to scale.

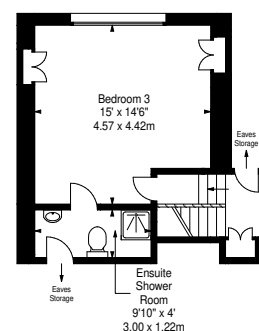
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Ground Floor



Garage



First Floor



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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.