



**boyd** property

5 Douglas Street,  
KIRKCALDY | KY1 1QG

# 5 Douglas Street,

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## Description

An excellent opportunity has arisen to acquire this charming traditional stone-built semi-detached villa, situated in a central location of Kirkcaldy close to all local amenities, train station and primary school. The property offers light, spacious, and versatile accommodation over two floors and briefly comprises: an entrance vestibule with beautiful wooden doors with stained glass which give access to the entrance hallway, a well-proportioned living room with feature wooden fireplace, family/dining room, which gives access to the fitted kitchen and there is a shower room. A sweeping staircase with beautiful wrought iron balustrade with solid wood handrail gives access to the upper landing to four good sized bedrooms, bedroom 2 has a large dressing room off, this could easily be used as a workshop or home office. The property benefits from good storage facilities including the attic, gas central heating and double glazing. Externally there are well maintained private gardens to the front and rear, that are stocked with a variety of trees, plants, shrubbery, and the rear garden has a well-manicured lawn. There is residents on street permit parking available to the front. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and accommodation on offer.

## Location

Kirkcaldy is situated on the coast of the Firth of Forth and offers a wide range of shopping, recreational facilities and amenities including a theatre, museum, and library. There is nursery, primary, secondary, and further education facilities. There are town centre rail and bus stations. The railway station is situated on the main east coast Aberdeen to London line and offers an Edinburgh connection. The bus station has a direct bus to Glasgow. The town is also well placed for access to the motorway network.

## Extras

All fitted floor coverings and greenhouse in the garden.

## Price & Viewing

For price and viewing information contact Agents.

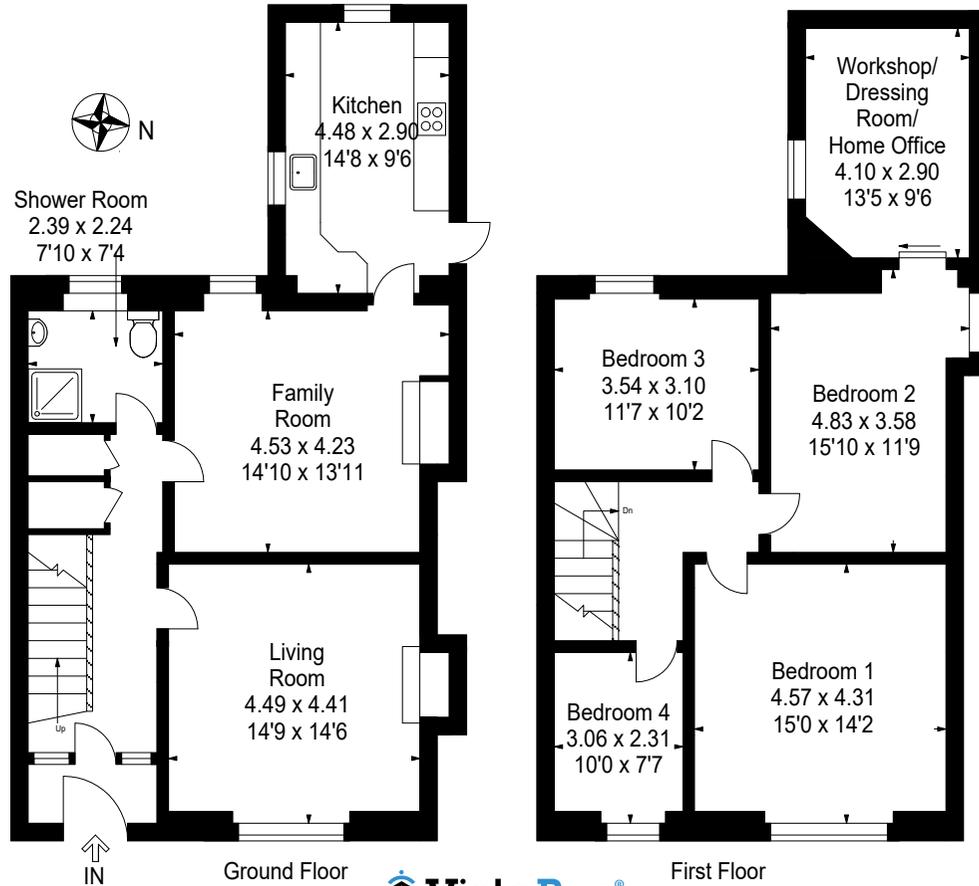


## Features

- Vestibule
- Entrance hallway
- Living Room
- Family room/Dining room
- Kitchen
- Shower room
- Upper landing
- 4 Bedrooms
- Dressing room/Workshop/Home office
- Good storage facilities
- Attic
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Residents on street permit parking

“ An excellent opportunity has arisen to acquire this charming 4-bedroom traditional stone-built semi-detached villa, situated in a central location of Kirkcaldy close to all local amenities, train station and primary school. ”





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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.



Approximate Internal Floor Area 1603 Sq Ft / 149 Sq M

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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