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30 BALSUSNEY ROAD, KIRKCALDY
UNIQUE & VERSATILE, 4 BED
DETACHED VILLA
OFFERS IN REGION OF £234,950

SELDOM AVAILABLE, UNIQUE, FOUR BEDROOMED STONE BUILT DETACHED FAMILY VILLA LOCATED WITHIN A SOUGHT AFTER TOWN CENTRE LOCATION. TRADITIONAL FAMILY HOME WITH VERSATILE LIVING ACCOMMODATION FORMED OVER TWO LEVELS. Accommodation comprises: Entrance vestibule, Hallway, Formal Lounge, Sitting Room, Kitchen, Dining Room/Bedroom Four, Office/Study, Master Bedroom with En-suite and Sauna, Two further double bedrooms, Family Shower Room, GCH, DG, Alarm System, Gardens to front and rear, Garage and Driveway. EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT HOME REPORT AVAILABLE ON REQUEST



General Description

Fords Property are proud to present to the market this stunning, four bedroomed, stone built detached family home located within a highly sought after and rarely available town centre location. The property has been beautifully modernised whilst carefully retaining many original features to include cornicing, high ceilings and hardwood flooring.

This charming detached property is situated within walking distance of many local amenities including Kirkcaldy Town Centre, Adam Smith Centre, the Beveridge Park, Kirkcaldy Train and Bus Stations and Health Facilities.

The family home boasts versatile accommodation formed over two levels, offering the discerning purchaser deceptively spacious and incredibly flexible living space.

Externally to the front of the property the garden has been designed for ease of maintenance to the prospective purchaser with chipped stones and palm tree.

On entering the property you are welcomed into the entrance vestibule leading onto the reception hallway. The entrance vestibule has original tiles to the floor and a beautiful etched glass door. The large hallway affords access to all ground floor apartments with the exception of the kitchen which is accessed via the sitting room. The hallway has lovely original wood flooring and is of neutral décor. There is a large cupboard within the hallway which is currently utilised as a cloakroom.



The magnificent formal lounge is a bright and well proportioned room with views to the front of the property. This tastefully decorated room has stunning bay windows engulfing the room with light.



The lounge retains many original features including stunning detailed cornicing, ceiling rose and original wood flooring. A focal point within the lounge is the modern gas fire with marble hearth and wooden surround. There is also a cupboard within the lounge which houses the electric meter for the property.



The sizeable kitchen of the property is accessed via the sitting room. The modern galley kitchen is located to the rear of the property with views to the beautifully maintained garden. The kitchen is well equipped within an array of wall and floor units with coordinating worktops and integrated oven, hob and fridge/freezer. The kitchen walls are partially tiled creating a splash back surface. The kitchen has contemporary tiling to the floor. Access to the garden can be gained via the kitchen.



The generously sized sitting room of the property is located with views to the rear garden. This room is so well proportioned it can easily accommodate a dining table and freestanding furniture. An attractive focal point within the sitting room is the electric fire with marble hearth and wooden surround. The sitting room benefits from having a large under stair cupboard providing ample storage space. Access to the kitchen is gained via the sitting room. This room has original wood flooring and is of neutral décor. Staircase within the sitting room provides access to the upper level of the home.



There is an office also located on the ground floor. This room has been cleverly designed with modern fitted units complete with down lighters and desk area. The office is a generously sized room and could easily be reverted to a bedroom if the prospective purchaser preferred. The office is neutrally decorated with original wood flooring.



The fully tiled family shower room is located on the ground floor of the property. The shower room comprises two piece white suite and shower cubicle with electric Mira shower.



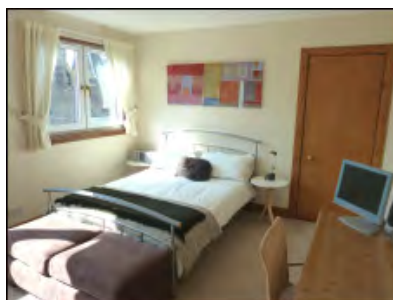
The enormous master bedroom with luxurious en-suite and sauna is located on the upper level of the property. This impressive master bedroom has charming bay windows engulfing the room with light. The bay windows also incorporate a seating area within the master bedroom with cushioned seats and fitted drawers. The master bedroom benefits from having fitted mirrored wardrobes and additional storage cupboard located to the rear of the window seating area. The master bedroom has wooden flooring and is of neutral décor.



The luxurious en-suite with sauna comprises three piece modern white suite, with double mains powered shower. The fully tiled en-suite has a large velux window flooding the room with light. The en-suite also has a modern wall mounted stainless steel towel rail. Access to the sauna is provided via the en-suite. The sauna is in full working order and must be viewed to be appreciated.



The second double bedroom is located with views to the front of the property. The generously sized bedroom benefits from having a large walk in cupboard which could easily be altered to an en-suite subject to obtaining any necessary planning consent if required. The second double bedroom has carpet floor covering.



The large third bedroom of the property is located on the ground floor with large picture windows engulfing the room in light. This spacious room has ample floor space for freestanding furniture. This stylish room has original wood flooring.



The fourth bedroom of the property is currently utilised as a dining room by the owner. This well presented room is located on the ground floor and is of neutral décor and carpet floor covering.



Externally to the rear and side of the property there is a large and beautifully maintained, secluded garden. The garden has a laid to lawn area, flower beds, mature shrubbery and trees, large paved area allowing for extra off street parking, stone built garage (with power), summer house and shed. Access to the garden can be gained via the kitchen or side gates.

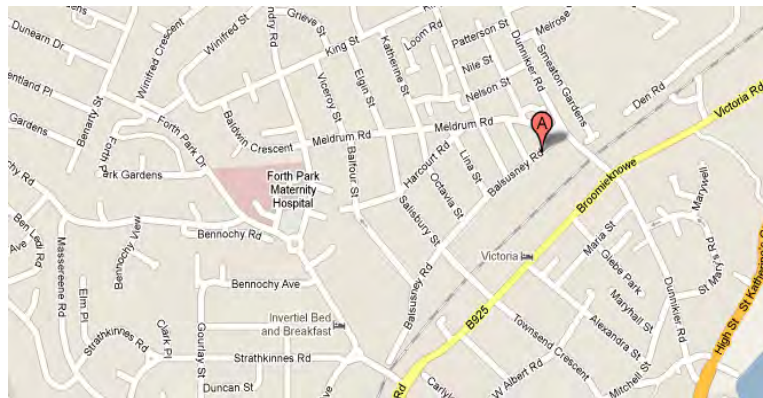




Location and Amenities

This property is located within a short walking distance to Kirkcaldy town centre with excellent local amenities nearby, including shopping, leisure and health. It is a very short distance from Dunnikier Primary School which is located at the end of Balsusney Road and is also within the catchment area of Balwearie High School. The property is close to Kirkcaldy railway station and bus station, both excellent providing links to Scotland's major cities as well as the rest of Fife. Kirkcaldy itself is the largest town in Fife with a population of almost 60000.

Map



Council Tax

Band F

Extras

Included in the sale price are carpets, curtains, light fittings and fixtures. Within the kitchen the integrated oven, hob and fridge freezer are included. The garden shed and summer house are also included in the sale.

Room Dimensions

Formal Lounge 5.15m x 3.94 (16'11 x 12'11) (at longest and widest points)

Sitting Room 3.67m x 4.16m (12'0 x 13'8)

Kitchen 4.45m x 1.63m (14'7 x 5'4)

Study/Office 2.09m x 3.36m (6'10 x 11'0)

Downstairs Shower Room 1.52m x 1.72m (4'12 x 5'8)

Master Bedroom 6.65m x 3.91m (21'10 x 12'10) (at longest and widest points)

En-Suite 2.27m x 3.14m (7'5 x 10'4)

Bedroom 2 3.44m x 3.99m (11'3 x 13'1)

Bedroom 3 4.29m x 3.69m (14'1 x 12'1)

Bedroom 4/Dining Room 2.82m x 3.32m (9'3 x 10'11)

Home Report

Please note that the Home Report for this property is available on request. Please contact our office for further details.

Viewing

If you would like to view this property please contact us to arrange an appointment. We will gladly assist you with any information you require or further advice that is needed. Telephone: 01592 640630, Email: property@fords-solicitors.co.uk

FREE Pre-Sales Valuations

If you are to be selling your own property, you are welcome to contact our property department for a free, no-obligation valuation and a quotation for our services. We have many registered buyers and existing clients looking to buy all types of property.

While every care has been taken preparing these particulars, which the selling agents believe to be correct, no guarantee can be given as to their accuracy, and they shall not form part of any contract. Prospective purchasers should satisfy themselves as to all the details contained herein. All measurements are by sonic measuring device and are approximate. If you wish to arrange to view this property or require any further information or advice, please contact Fords, solicitors and estate agents using the contact details above.