



**47 CHAPEL ROAD**  
KIRKCALDY, KY2 6TT

**£245,000**  
**FREEHOLD**

Nestled in the charming Chapel Road of Kirkcaldy, this detached bungalow offers a spacious and comfortable living space for you and your family. Boasting four bedrooms, including three generous double rooms, this property provides ample space for everyone to relax and unwind. As you step inside, you are greeted by a welcoming entrance hall that leads you to a generously sized lounge with bi-fold doors to decking, perfect for entertaining guests. fitted kitchen & utility room. 4 piece bathroom & sep wc. The property also features a floored loft, providing additional storage space or the potential for conversion to suit your needs. Outside, a driveway ensures convenient parking, while the generous gardens with summerhouse offers a tranquil retreat where you can enjoy the outdoors or host summer gatherings with friends and family. Further benefitting from DG- GCH - EPC E. Don't miss the opportunity to make this charming bungalow your new home. Book a viewing today and envision the endless possibilities this property has to offer.



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# 47 CHAPEL ROAD

- SPACIOUS DETACHED BUNGALOW IN GENEROUS PLOT
- LARGE ENCLOSED GARDENS - OFF STREET PARKING
- FOUR BEDROOMS THREE DOUBLE
- GENEROUS LOUNGE WITH BI-FOLD DOORS
- 4 PIECE BATHROOM & SEP WC
- DG- GCH - EPC E - HOME REPORT £260,000
- POPULAR RESIDENTIAL LOCATION
- FLOORED LOFT
- VIEW NOW!
- IDEAL FAMILY HOME



## FULL DESCRIPTION

Nestled in the charming Chapel Road of Kirkcaldy, this detached bungalow offers a spacious and comfortable living space for you and your family. Boasting four bedrooms, including three generous double rooms, this property provides ample space for everyone to relax and unwind. As you step inside, you are greeted by a welcoming entrance hall that leads you to a generously sized lounge with bi-fold doors to decking, perfect for entertaining guests. fitted kitchen & utility room. 4 piece bathroom & sep wc. The property also features a floored loft, providing additional storage space or the potential for conversion to suit your needs. Outside, a driveway ensures convenient parking, while the generous gardens with summerhouse offers a tranquil retreat where you can enjoy the outdoors or host summer gatherings with friends and family. Further benefitting from DG- GCH - EPC E. Don't miss the opportunity to make this charming bungalow your new home. Book a viewing today and envision the endless possibilities this property has to offer.

## LOCATION

Kirkcaldy is situated adjacent to the A92 road network providing commuting links to Dundee - Perth - Aberdeen - Edinburgh - Glasgow & Beyond with Rail Links provided at Kirkcaldy Mainline Station. Kirkcaldy has many historical links with the Linoleum industry & Adam Smith the well known Economist during the

Enlightenment Period. A wealth of Primary & Secondary Schooling facilities are offered. An abundance of local & retail shopping outlets for all tastes & Kirkcaldy Leisure Centre providing recreational facilities for all. Beach & many walks along the waterfront are offered. Golfing catered for at Dunnikier Golf Club & Kirkcaldy Golf Club.

## VESTIBULE

Security door.

## ENTRANCE HALL

Freshly presented with generous storage housed via double & single cloaks cupboards. Access to floored loft. Coved edging. Carpet.

## LOUNGE

Spacious main public room with DG bi-fold doors leading onto a decked terrace. Fireplace. Carpet.

## OPEN PLAN KITCHEN & UTILITY ROOM

Both fitted with wall & base cabinets, wipe clean worktop surface. Inset sink. Integrated ceramic hob, oven. Plumbed for white goods. DG window to rear. Security door.

## BEDROOM 1

Bright double bedroom with double wardrobe. DG window to front. Carpet.

## BEDROOM 2

Good size second double bedroom with wc & wash hand basin. DG window to rear. Carpet.

### **BEDROOM 3**

Third double bedroom. DG window to rear. Carpet.

### **BEDROOM 4**

Bright single room. DG window to rear. Carpet.

### **BATHROOM**

Well-proportioned to include bath - separate shower - wash hand basin - wc. Frost DG window. Tiled floor.

### **SEP WC**

Low level wc - wash hand basin. Frost DG window. Tiled floor & wall.

### **FLOORED LOFT**

Ramsay ladder in store cupboard provides access to floored loft. Eaves storage. DG window, power & light. Ideal to convert subject to planning permission.

### **ENCLOSED GARDENS**

Generous enclosed with stone wall/ timber fencing to front, side. Mainly laid to lawn to front bordered by plants shrubs with decked terrace. Good size rear garden mono block patio with summerhouse, lawn & further decked terrace.

### **OFF STREET PARKING**

Gated driveway access mainly mono block paved providing off street parking for several cars.

## **47 CHAPEL ROAD**





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139375)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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