



## 11 ROSSLYN WYND KIRKCALDY, KY1 2BQ

**£149,995  
FREEHOLD**

Nestled in the charming Rosslyn Gait development built by Persimmon Homes, this beautiful mid-terrace villa is a gem waiting to be discovered. Benefiting from DG- GCH - EPC C - HOME REPORT £160,000. As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features two well-appointed bedrooms, providing ample space for a small family or guests. With two bathrooms, convenience is at the forefront of this home. One of the highlights of this property is the parking provision for two vehicles, ensuring that parking hassles are a thing of the past. Ideal for young couples looking to start their homeownership journey, this property goes above and beyond with extras from the standard design, adding a touch of luxury to everyday living. Don't miss out on the opportunity to make this terraced villa your own slice of paradise in Kirkcaldy.



**home sweet home  
estate agents**  
your local property experts

# 11 ROSSLYN WYND

- MODERN MID TERRACED VILLA • 2 CAR OFF STREET PARKING • ENCLOSED SOUTH FACING GARDEN • BRIGHT LOUNGE • MODERN DINING KITCHEN • BATHROOM/WC - SEP WC • DG-GCH - EPC C • HOME REPORT £160,000 • IDEAL FOR YOUNG COUPLES • VIEW NOW!



## FULL DESCRIPTION

Nestled in the charming Rosslyn Gait development built by Persimmon Homes, this beautiful mid-terraced villa is a gem waiting to be discovered. Benefiting from DG-GCH - EPC C - HOME REPORT £160,000. As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features two well-appointed bedrooms, providing ample space for a small family or guests. With two bathrooms, convenience is at the forefront of this home. One of the highlights of this property is the parking provision for two vehicles, ensuring that parking hassles are a thing of the past. Ideal for young couples looking to start their homeownership journey, this property goes above and beyond with extras from the standard design, adding a touch of luxury to everyday living. Don't miss out on the opportunity to make this terraced villa your own slice of paradise in Kirkcaldy.

## 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.

## ENTRANCE

Security door.

## LOUNGE

Bright public room with deep under stairs storage. DG window to front. Laminate floor.

## DINING KITCHEN

Well presented with space for table & chairs. Features modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Recessed under counter lighting. Appliances to include fridge freezer, gas hob, oven. DG window to rear. Security door. Downlighting. Laminate floor.

## SEP CLOAK/WC

Space to be utilised as laundry area as well. Boiler housed. Low level wc. Wash hand basin. Extractor fan. Laminate floor.

## STAIRS TO FIRST FLOOR LANDING

## MASTER BEDROOM

Spacious main double bedroom with space for free standing or fitted wardrobes. Additional store cupboard. DG window to front. Newly laid carpet.

## BEDROOM 2

Bright second double bedroom with newly laid carpet.

Flexible space for free standing furniture. DG window to rear.

#### BATHROOM/WC

Features a modern suite to include bath with waterfall shower, separate spray attachment, clear screen. Wash hand basin. Low level wc. Tiled wall to ceiling height. Vanity mirror with recessed lighting. Extractor fan. Loft access.

#### OFF STREET PARKING

2 off street parking bays to front.

#### EXTERNAL

Lawn to front & rear. Rear garden fence enclosed with south facing aspect.

11 ROSSLYN WYND



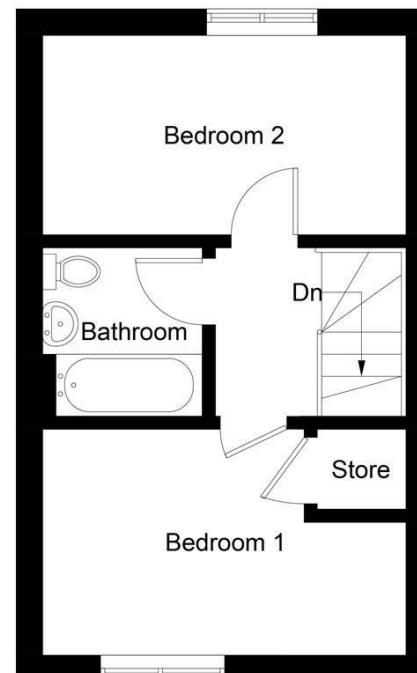
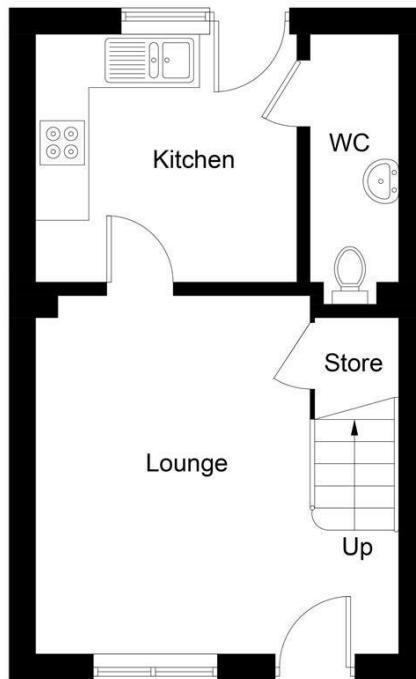


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1073234)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	94	
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		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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