

26 ARRAN CRESCENT KIRKCALDY, KY2 6DJ

£125,000
FREEHOLD

Nestled in the charming Arran Crescent of Kirkcaldy, this stunning modernised end-terraced villa is a true gem waiting to be discovered. Boasting a fantastic open plan lounge, kitchen and dining area, this property offers a welcoming space for entertaining guests or simply relaxing after a long day with fully integrated appliances & french doors to garden. With two cosy bedrooms, a modern bathroom/WC, and a large private rear garden, this home provides the perfect blend of comfort and style. All flooring to bedrooms and all ground floor flooring is less than two years old. Parking is a breeze with a generous driveway that accommodates up to three vehicles with EV charging point to side, a rare find in this sought-after neighbourhood. The double glazing and gas central heating guarantee warmth and energy efficiency, while the property's EPC rating of C is a testament to its environmental friendliness with added home security with house alarm. Whether you're looking for a peaceful sanctuary to call home or a stylish space to host gatherings with loved ones, this modernised end-terraced villa offers the best of both worlds. Don't miss the opportunity to make this property your own and experience the joys of contemporary living.



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26 ARRAN CRESCENT

- STUNNING MODERNISED END TERRACED VILLA • TWO LARGE DOUBLE BEDROOMS • SUPERB OPEN PLAN LOUNGE - MODERN KITCHEN & DINING • DG- GCH - EPC C • 3 CAR DRIVEWAY & EV POINT FOR CAR CHARGING • LARGE ENCLOSED REAR GARDEN • MODERN BATHROOM/WC • UPDATED TO A HIGH STANDARD - HOUSE ALARM • HOME REPORT
- £130,000 • VIEW NOW!



FULL DESCRIPTION

Nestled in the charming Arran Crescent of Kirkcaldy, this stunning modernised end-terraced villa is a true gem waiting to be discovered. Boasting a fantastic open plan lounge, kitchen and dining area, this property offers a welcoming space for entertaining guests or simply relaxing after a long day with fully integrated appliances & french doors to garden. With two cosy bedrooms, a modern bathroom/WC, and a large private rear garden, this home provides the perfect blend of comfort and style. All flooring to bedrooms and all ground floor flooring is less than two years old. Parking is a breeze with a generous driveway that accommodates up to three vehicles with EV charging point to side, a rare find in this sought-after neighbourhood. The double glazing and gas central heating guarantee warmth and energy efficiency, while the property's EPC rating of C is a testament to its environmental friendliness with added home security with house alarm. Whether you're looking for a peaceful sanctuary to call home or a stylish space to host gatherings with loved ones, this modernised end-terraced villa offers the best of both worlds. Don't miss the opportunity to make this property your own and experience the joys of contemporary living.

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 HALL

Well appointed main entrance. Cloaks cupboard. Fuse box housed. Security door. Oak glazed door to lounge.

OPEN PLAN LOUNGE/ DINER

Beautifully finished to create a wonderful open plan layout with kitchen & dining area. Bright & airy lounge with DG window to front. Coved ceiling leads to dining area & kitchen with DG french doors to landscaped garden.

OPEN PLAN KITCHEN/ DINER

Lovely open plan layout, the perfect entertaining space with a range of modern wall & base cabinets, wipe clean worktop surface. Inset sink & mixer tap. Integrated ceramic hob, double oven, extractor fan, dishwasher, washing machine, fridge freezer. Downlighting. Coved edging. Chrome sockets & switches. Under stairs storage. Security door.

STAIRS TO FIRST FLOOR LANDING

Hatch to loft with light. DG window. Boiler housed & annually serviced.

BEDROOM 1

Generously proportioned main double bedroom with 2 deep wardrobes housed & 2 further additional shelved stores. 2 DG windows to front. Coved edging. Carpet.

BEDROOM 2

Spacious second double bedroom with double mirrored wardrobes. Coved edging. Carpet.

MODERN BATHROOM/WC

Modernised to feature bath with over head water fall shower, separate spray attachment & clear screen. Wash hand vanity unit. Low level wc. Wet wall splashback. Chrome towel radiator. Frost DG window. Tiled floor. Downlighting.

DRIVEWAY

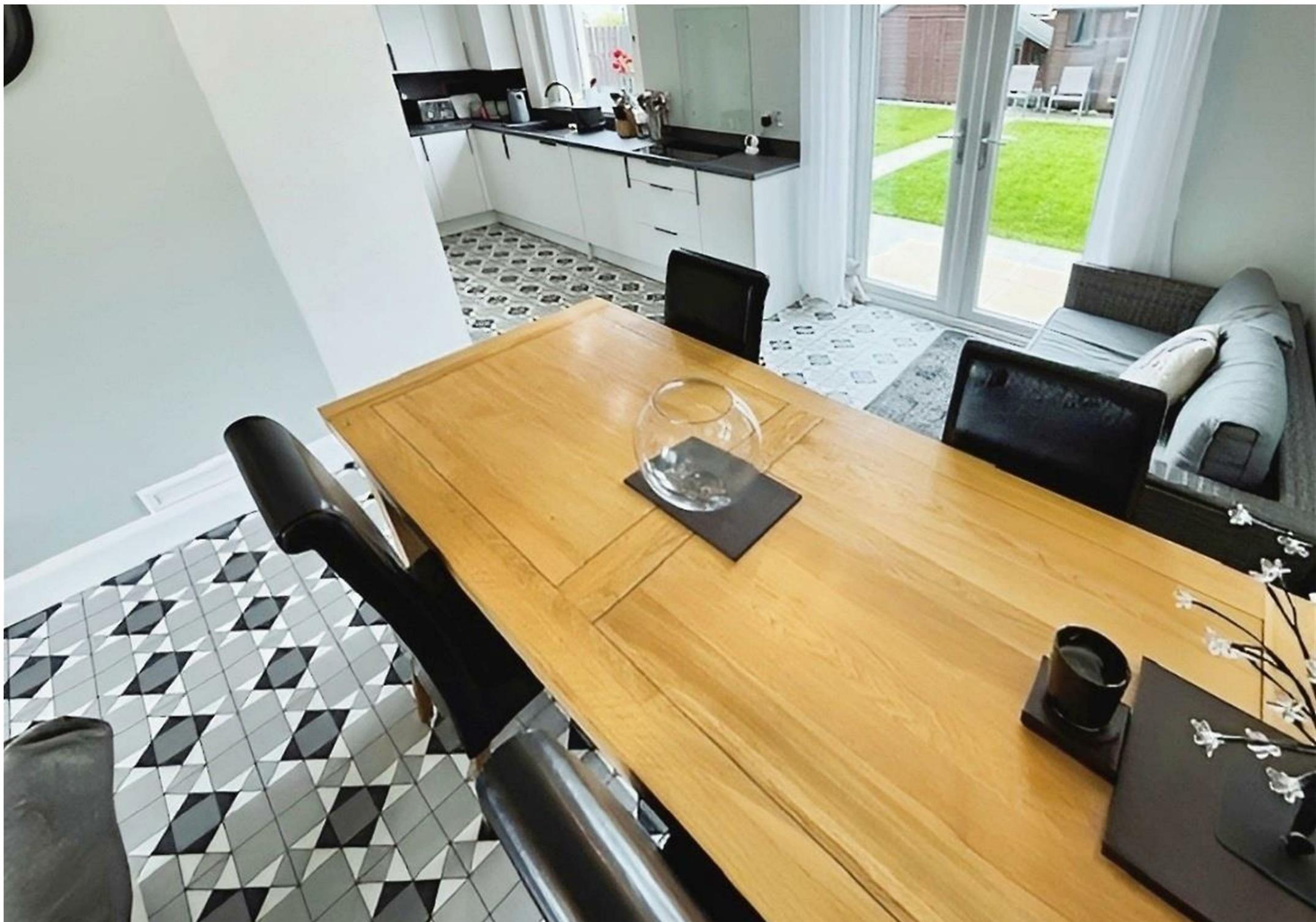
Provides off street parking for 3 cars with added benefit of EV car charging point to side & gated access to rear garden. Double power point.

REAR GARDEN

Large fence enclosed garden with paved terrace, lawn bordered by stocked plants & shrubs. Left hand rear timber shed with wendy house included in sale with power & light, external power point. Second timber outbuilding may be available by separate negotiation. External power point. Security light. Enclosed bin storage at side of house.

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ADDITIONAL INFORMATION

Local Authority – Fife Council

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 828.00 sq ft

Tenure – Freehold





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079678)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Home Sweet Home Estate Agents Fife
 Sales
 86 High Street
 Markinch
 Fife
 KY7 6DQ

01592 725370
 info@homesweethomemoves.co.uk
 www.homesweethomemoves.co.uk

