Offers Over £264,995

13 Dunrobin Road, Kirkcaldy, Fife, KY2 5YT

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* Beautifully presented detached villa situated in an extremely sought after area of Kirkcaldy.

* The property comprises lounge, dining room, kitchen, utility room, ground floor WC, three bedrooms, en-suite shower room and separate shower room/WC.

* Front and rear gardens.

* Driveway providing off street parking.

* Garage and store.

* Gas central heating.

* Double glazing.

* Within walking distance of Strathallan Primary School.

Directions

Using Google Maps, enter the property postcode KY2 5YT and follow the directions. Number 13 will be indicated by our For Sale Board.

Ground Floor

Lounge

4.68m x 4.08m (15' 4" x 13' 5")
Large main public room. Double glazed window overlooking the rear garden. Wooden flooring. Open plan archway leading through to the dining room.

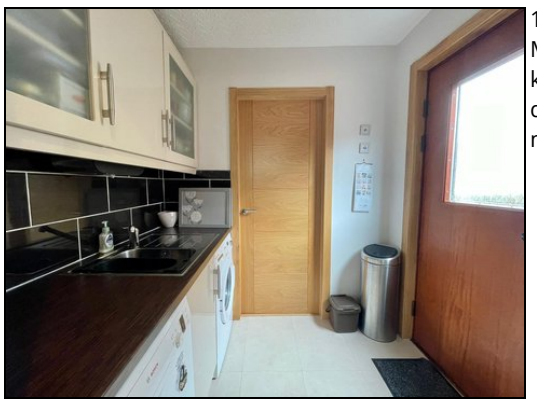
Dining Room

2.89m x 3.35m (9' 6" x 11' 0")
Matching decor and flooring to the lounge. Double glazed window overlooking the rear garden.

Kitchen

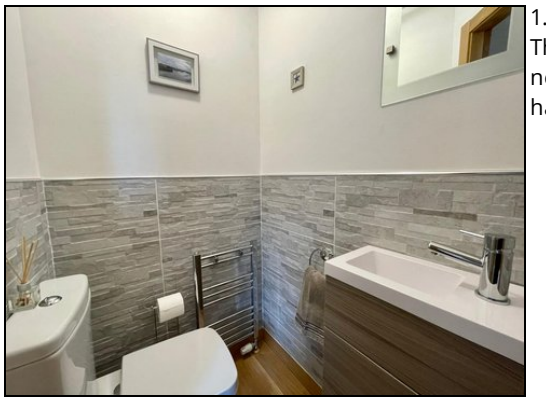
2.75m x 7.81m (9' 0" x 25' 7")
Modern floor and wall mounted units. Splashback tiling between the units. Co-ordinated wipeclean worktops. Inset sink and drainer adjacent to a double glazed window overlooking the front. Integrated appliances include an electric oven, an induction hob, a cooker hood extractor, a microwave, a fridge freezer and a wine cooler. Three seater breakfast bar. Tiled floor. Door through to utility room.

Utility Room



1.94m x 1.61m (6' 4" x 5' 3")
Matching units, worktops and flooring to the kitchen. Inset sink and drainer. Space for a dishwasher. Plumbing for an automatic washing machine. Door leading to rear garden.

WC



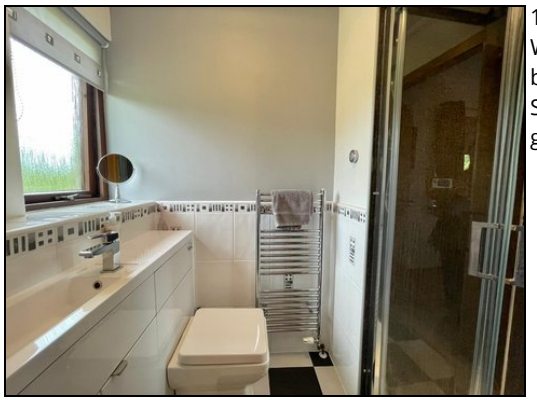
1.29m x 0.93m (4' 3" x 3' 1")
This room has recently been modernised with a new WC and wash hand basin. Tiling to the lower half of the walls. Heated towel rail style radiator.

First Floor

Bedroom 1

4.72m x 2.85m (15' 6" x 9' 4")
Large double bedroom. Double glazed windows overlooking the front and rear. Two wardrobes with mirrored glass sliding doors. Wooden flooring. Door through to en-suite shower room.

En-suite Shower Room/WC



1.32m x 1.09m (4' 4" x 3' 7")
White WC and wash hand basin fitted within bathroom furniture. Partial tiling to the walls. Shower cubicle. Tiled flooring. Opaque double glazed window. Heated towel rail style radiator.

Bedroom 2

3.14m x 2.72m (10' 4" x 8' 11")
Double bedroom. Double glazed window overlooking the rear garden. Laminate flooring. Double wardrobe. Separate cupboard.

Bedroom 3

2.78m x 3.26m (9' 1" x 10' 8")
Double bedroom. Double wardrobe with mirrored glass sliding doors. Double glazed window overlooking the front garden.

Shower Room/WC

0.92m x 3.46m (3' 0" x 11' 4")
White WC and wash hand basin fitted within bathroom furniture. Separate corner shower cubicle with glazed sliding doors and radio controlled digital shower. Partial tiling to the walls. Opaque double glazed window. Heated towel rail style radiator.

Garden

The property benefits from having beautifully landscaped gardens to front and rear. The front garden is terraced and laid with stones. Well stocked borders. Paved footpath. There is a brick retaining wall incorporating metal railings. The rear garden is terraced and is laid to lawn. Well stocked borders with stone retaining walls. A stone and paved staircase leads down to a paved patio area. Chipped driveway to the side of the home providing off street parking.

Garage

To the side of the home, there is a semi detached garage with an electrically operated up and over door providing access. There is a store integral with the garage at lower ground level. Access is via a timber door.

Alarm

The property benefits from having an alarm system.

Heating and Glazing

Gas central heating. A new boiler was installed in July 2020. The boiler will be serviced in July 2021. Double glazing.

Contact Details

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Prospective purchasers should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold without notice. The subscribers are not bound to accept the highest/any offer. These particulars are prepared using information our clients have provided us. These particulars are not intended to form a contract.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

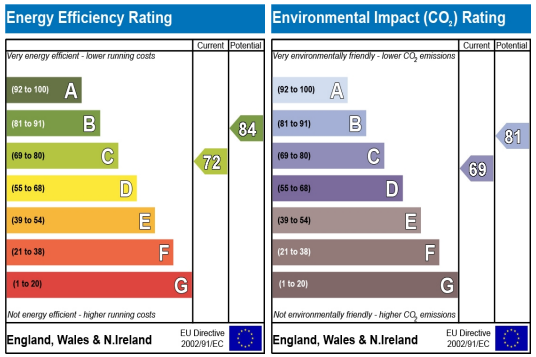
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

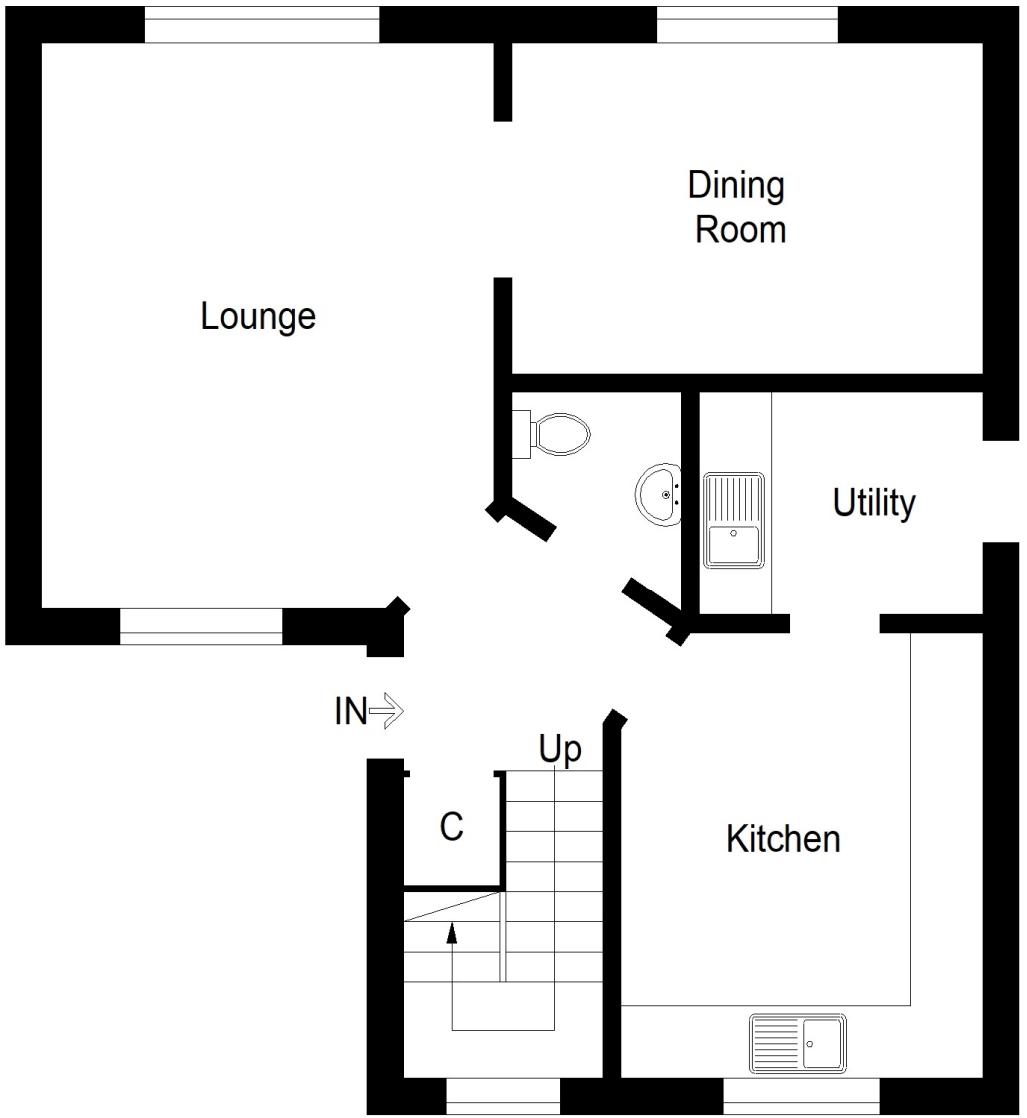
MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

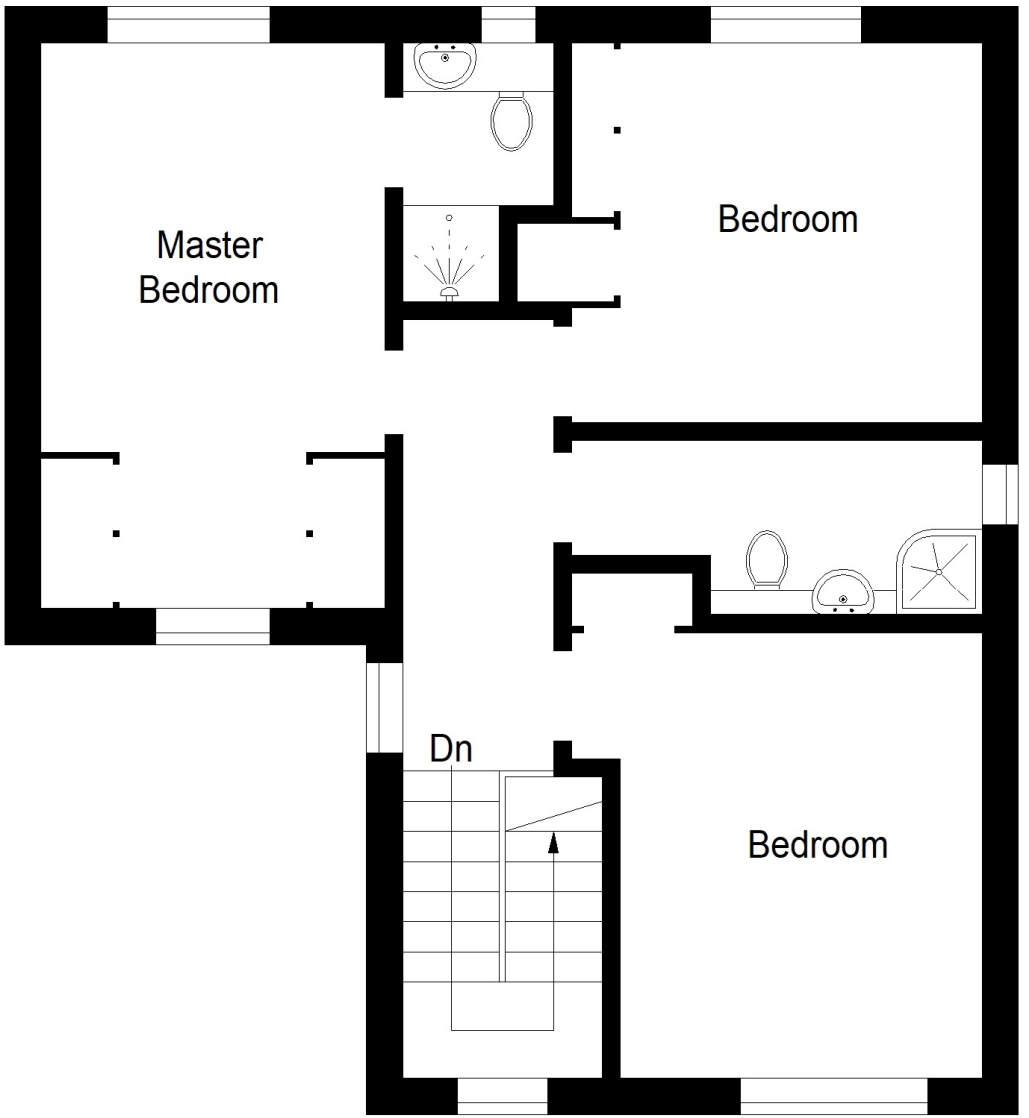
FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:767959 / Ref:77742)