



## 17 Orchard Place, Dysart, Kirkcaldy, Fife, , KY1 2SZ

Light & Tastefully Presented, Two Bedroom, Upper Villa with Garden

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# Property Description

Light and tastefully presented, two-bedroom, main door upper villa, with a garden and allocated parking space. Forming part of a quiet cul-de-sac style development, located in Dysart, near Kirkcaldy, Fife.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, and a family bathroom. Finished with a tasteful mix of contemporary fittings and decor - ready-to-move-in.

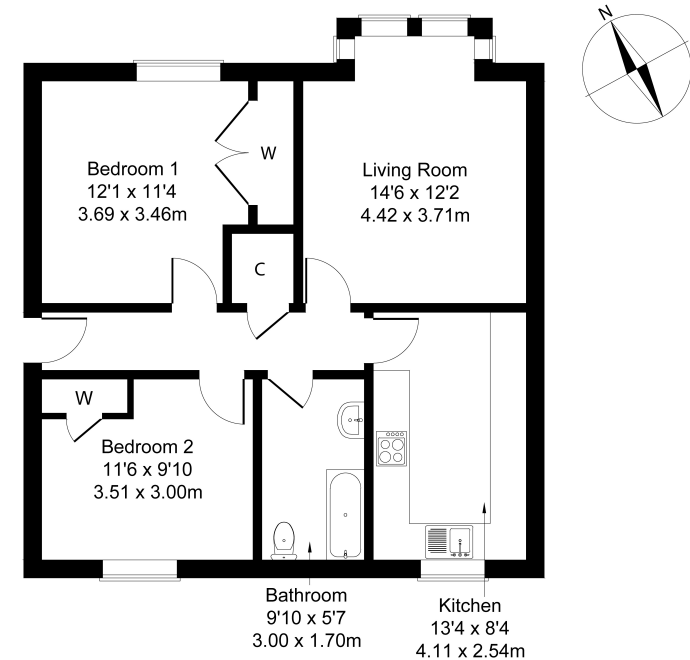
Highlights include a stylish fitted kitchen and a modern bathroom, with contemporary lighting throughout. In addition, there is gas central heating, double glazing, and good storage provision including a partially-floored loft space.

Externally there is a good-sized private garden lawn plot to the rear, with a private car space adjacent and the residential private parking beyond.

A welcoming entrance hall gives access to each room within the property, and features a large storage cupboard and carpeted flooring. The living room is set to the front and features a box-bay window allowing plentiful natural light, wood effect flooring, a central light fitting and generous space for lounge furniture. To the southerly-facing rear, the tastefully finished kitchen is fitted with modern units, wood effect worktops, a sink with drainer, and an integrated oven and electric hob.

Bedroom one is set to the front, featuring carpeted flooring, a central light fitting and a large built-in double wardrobe; whilst bedroom two is set to the opposite aspect, similarly well-sized and finished, also with built-in wardrobe space. Completing the accommodation, the bathroom is fitted with a three-piece suite including a mains mixer shower over the bath, and a ladder-style radiator.

**omov<sup>8</sup> REAL ESTATE** 17 Orchard Place, Kirkcaldy, KY1 2SZ  
Estate Agents and Solicitors Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Dysart is located on the southeast coast between Kirkcaldy and West Wemyss, Fife. Now considered a suburb of Kirkcaldy, the area offers the usual expected everyday amenities including a pharmacy and a post office within close proximity, as well as an ALDI. Whilst the centre of Kirkcaldy, one of Fife's principal towns, provides a wide range of retail, cultural and leisure services, as well as primary and secondary schooling throughout the area, and further education at the Adam Smith College. It is home to a museum and an art gallery, as well as the renowned Adam Smith Theatre.

Shopping facilities to be found in the Fife Central Retail Park include a Sainsbury's, B&Q and Next, with many other high-street names also to be found in the town centre, whilst the modern Victoria Hospital serves much of Fife. The railway station brings Edinburgh and Dundee within easy commuting distance, and the A92 allows easy access to the motorway network and Edinburgh Airport. Ravenraigs Park and Dysart Harbour offer outdoor recreation; whilst further afield there is Beveridge Park and Kirkcaldy Golf Course.









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