



## 56 Overton Mains, Kirkcaldy, Fife, KY1 3JN

Light and Spacious, Two-Bedroom, End-Terrace Bungalow

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# Property Description

Light and spacious, two-bedroom, end-terrace bungalow, with gardens and a driveway. Located in an established residential area of the popular, coastal town of Kirkcaldy, Fife.

Comprises front and rear entrance halls, living room, kitchen, conservatory, two flexible bedrooms and a shower room.

Freshly prepared for the market, with light neutral decor throughout and new carpeted flooring, and featuring a fitted kitchen and modern bathroom.

In addition, there is gas central heating, double glazing and superb storage. including a loft and walk-in store room.

There are low-maintenance, landscaped, front and rear gardens, incorporating established shrubbery, patios, and a paved driveway.

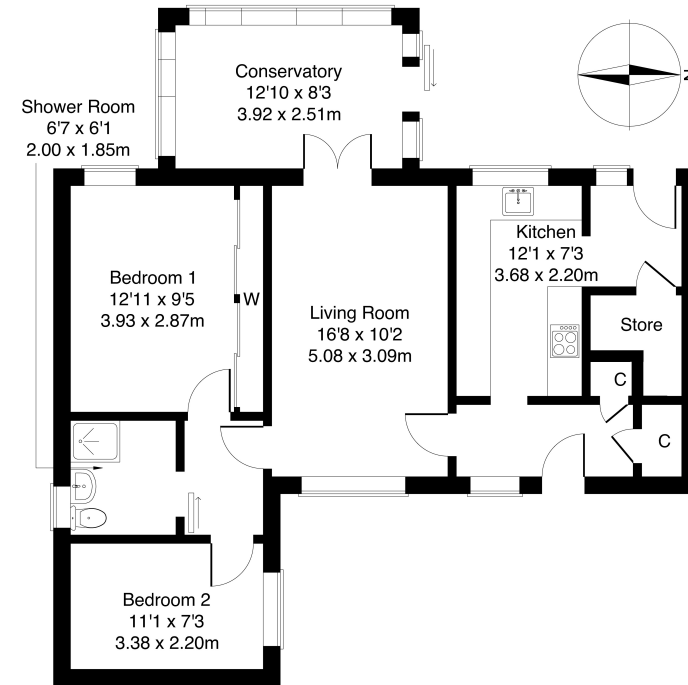
A welcoming entrance hall, with generous storage, is finished with the light, neutral decor which continues throughout the property. A living room enjoys plenty of natural light from a wide, front-facing window and offers ample space for freestanding lounge furniture. Leading off the bright reception room, a conservatory offers further additional living space and affords access to the garden. Adjacent to the living room, a kitchen provides access to walk-in storage and to the garden. The kitchen is fitted with neutrally toned units and worktops, whilst appliances include an integrated double oven, a ceramic hob, two fridges and a dishwasher, with plumbing and space available for a washing machine.

A well-proportioned double bedroom is fitted with integrated wardrobe storage, whilst a single bedroom offers a good-sized, flexible space.

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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



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

# Area Description

Kirkcaldy is located on the north coast of the Firth of Forth, and is one of Fife's principal towns. It provides a wide range of retail, cultural and leisure services, as well as primary and secondary schooling, 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. Both an Asda superstore and an Aldi supermarket are located within five minutes' walking distance of the property, whilst further

shopping facilities are available in the Fife Central Retail Park, including a Sainsbury's, B&Q and Next. Many other high-street names are 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, whilst the A92 allows easy access to the motorway network and Edinburgh Airport.





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