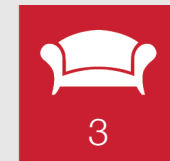




**Thorntons**   
The right way to move

## Tenulloch, 25 Balwearie Road

Kirkcaldy, Fife, KY2 5LT







## Summary

This substantial detached house promises a characterful period home with attractive décor, leafy park views, garage parking, well-kept gardens, and a detached summerhouse/home office. The welcoming interiors include four bedrooms, two bathrooms, multiple living spaces, a partially floored attic, and generous basement storage. Within walking distance of the property are sandy beaches, supermarket shopping, schools, and rail links connecting to Edinburgh in less than an hour.

Extras: All fitted floor and window coverings, and light fittings (except living room, family room, and dining room) are included in the sale.

## Features

- Parkside setting in coastal town
- Characterful detached house
- Vestibule and hall with storage
- Bay-fronted living room
- Sunny family room
- Modern kitchen open to dining room
- Three double bedrooms with storage
- One single bedroom
- First-floor bathroom and ground-floor shower room
- Large basement store
- Partially floored attic
- Detached summer house/home office
- Front and rear gardens
- Private driveway and detached single garage
- Gas central heating and double glazing





“Perfect for families with four bedrooms, two bathrooms, multiple living areas, and separate home-working space”











"A charming period residence enjoying leafy park views, attractive gardens, and garage parking"

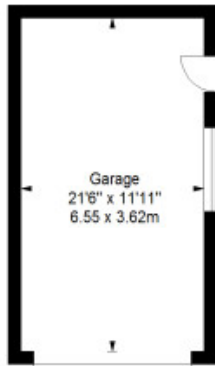




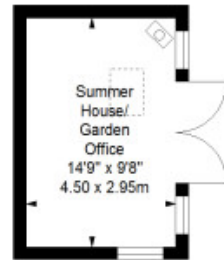


# Floorplan

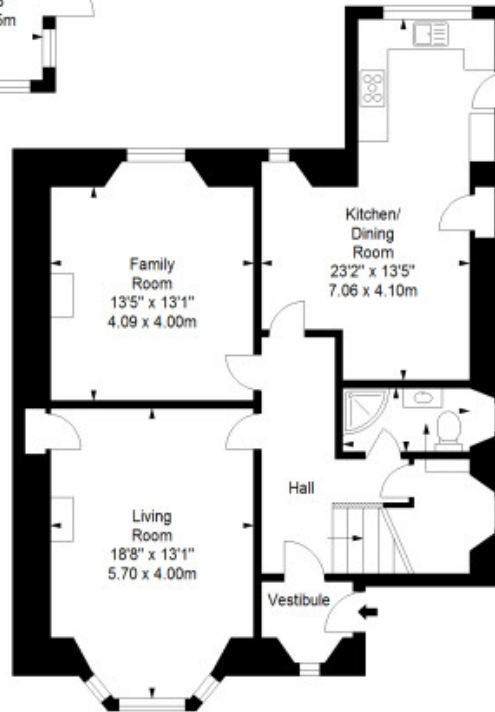
**Garage**  
Approx. 23.7 sq. metres (255.1 sq. feet)



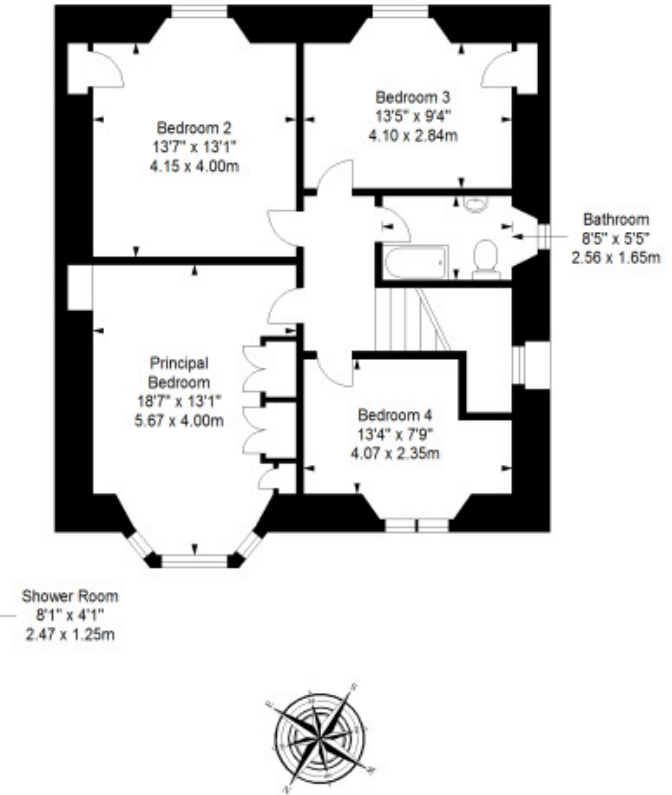
**Summer House & Garden Office**  
Approx. 13.3 sq. metres (143.2 sq. feet)



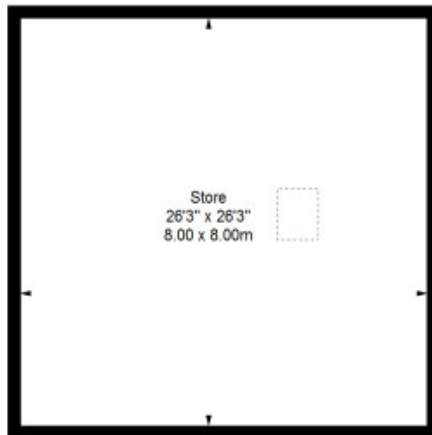
**Ground Floor**  
Approx. 88.6 sq. metres (953.7 sq. feet)



**First Floor**  
Approx. 79.5 sq. metres (855.7 sq. feet)



**Basement**  
Approx. 64.0 sq. metres (688.9 sq. feet)



Total area: approx. 269.1 sq. metres (2896.6 sq. feet)





# Thorntons

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