

91 Normand Road, Dysart,
Kirkcaldy, Fife KY1 2XR



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EPC

D



Summary

Traditional stone-built detached villa located within the sought-after coastal village of Dysart. The accommodation providing up to four bedrooms, several en-suite bedrooms, generous reception areas, has previously allowed the property to operate successfully as a Bed & Breakfast and it offers clear potential for reinstatement of this use or other home-based business opportunities (subject to any necessary consents). The property benefits from a detached outbuilding incorporating workshop, greenhouse and carport facilities. Externally, there is a private driveway, enclosed rear garden with patio areas and mature planting beds.

Features

- Traditional Victorian stone-built detached villa
- Living Room, Dining Room
- Study, Family Room
- Kitchen, Separate WC
- Four bedrooms, three en-suites
- Family Bathroom
- Garden Room, Greenhouse
- Private driveway and carport
- GCH, DG, EPC D

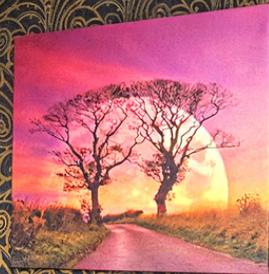
Room Measurements

Living Room 6.08m x 4.74m (19'11" x 15'7")
 Dining Room 5.97m x 4.70m (19'7" x 15'5")
 Family Room 7.05m x 3.19m (23'2" x 10'6")
 Kitchen 8.31m x 2.83m (27'3" x 9'3")
 Study 4.69m x 3.89m (15'5" x 12'9")
 Bedroom 1 4.04m x 3.90m (13'3" x 12'10")
 En-Suite 2.09m x 1.09m (6'10" x 3'7")
 Bedroom 2 5.84m x 3.98m (19'2" x 13'1")
 Bedroom 3 4.91m x 4.10m (16'1" x 13'5")
 Bedroom 4 4.94m x 4.07m (16'2" x 13'4")
 Bathroom 4.71m x 2.02m (15'5" x 6'8")



Dating from the late Victorian era, the property retains a wealth of original features





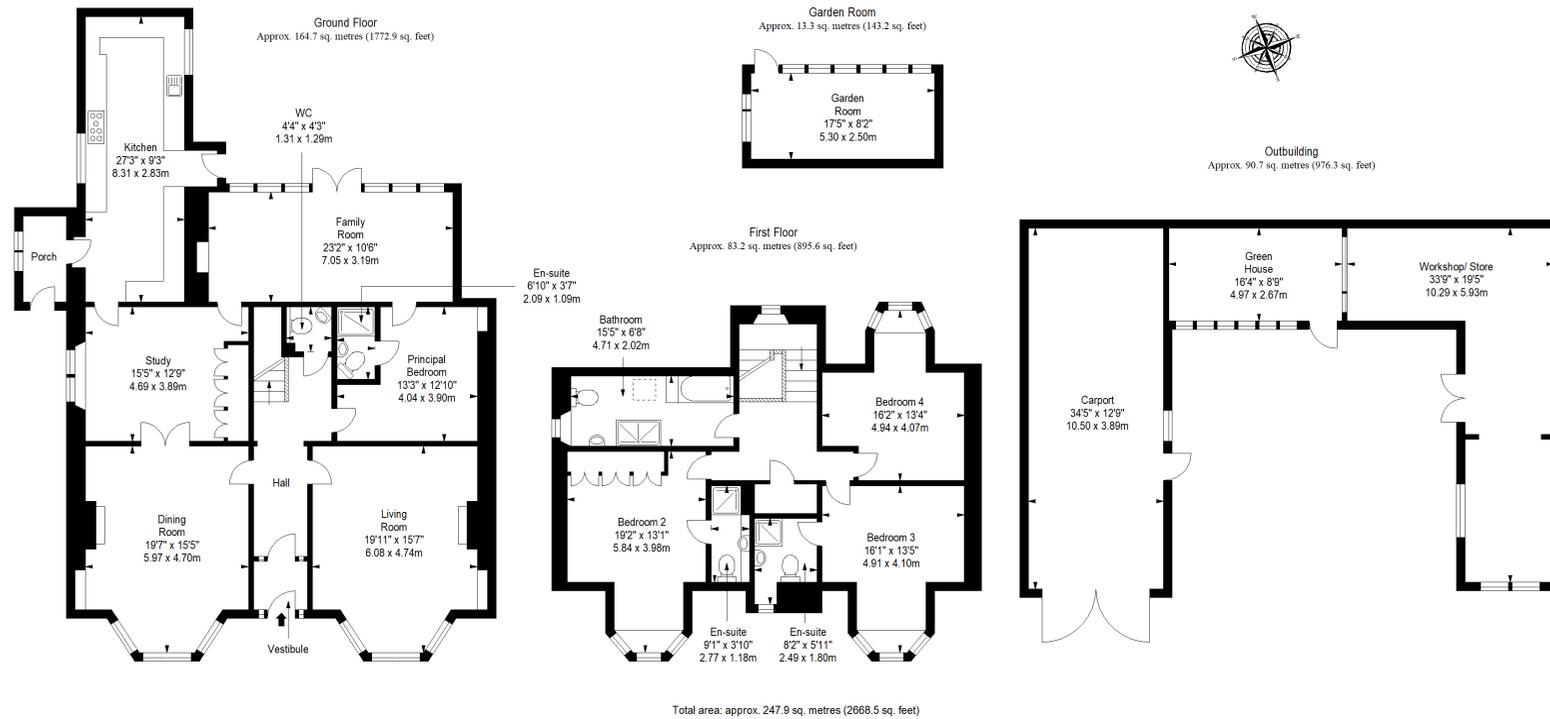


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The configuration of accommodation has previously allowed the property to operate successfully as a Bed & Breakfast



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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