



**boyd** property

29 Gosford Road,  
KIRKCALDY | KY2 6TZ



# 29 Gosford Road,

KIRKCALDY | KY2 6TZ

## Description

An excellent opportunity has arisen to acquire this bright and spacious detached house, located within the popular Newliston area of Kirkcaldy, and is conveniently situated for local amenities. The accommodation briefly comprises an entrance hall, lounge with feature fireplace, fitted kitchen with dining booth, 3 good sized bedrooms and shower room. The property benefits from gas central heating, double glazing, good storage which includes a secret room off bedroom 1. Externally there are easily maintained private gardens to the front and rear with driveway leading to the detached garage. This property does now require upgrading and offers excellent potential to become a beautiful family home and viewing is therefore highly recommended.

## Location

Kirkcaldy benefits from local shopping located at the town centre and Fife Retail Park along with recreational facilities including, leisure centre, theatre, museum, beach, restaurants, Beveridge Park, fishing at Raith Lake and tennis club to name a few. The beach is a just a short drive from the property and is a good place to get away from it all and enjoy a great family day out. The Fife Coastal Path is about 10-minute walk from the beach and is a good place to go wildlife-watching. There are also views over the Firth of Forth. Leisurely, family walks can also be enjoyed at Ravensraig Park which is just a short drive away from the property where you can explore pleasant woodland that again connects to the Fife coastal path and you can discover Ravensraig castle and there is also a large outdoor children's play area and the vibrant Dysart Harbour is just a short stroll from the park, you can visit the historic harbourmasters house with café where you can find out more about the famous Fife Coastal Path. The town has its own mainline railway station making this an ideal location for the commuter. Schooling is also well represented with the following schools falling within the catchment area for the property; Dunnikier primary, Balwearie high school, St Marie's primary and St Andrew's high school. There are good links to the motorway system allowing Dundee, Glenrothes, Dunfermline and Edinburgh all to be reached within a comfortable drive. In addition to this there is a good local bus routes.

## Extras

All fitted floor coverings.

## Price & Viewing

For price and viewing information contact Agents.



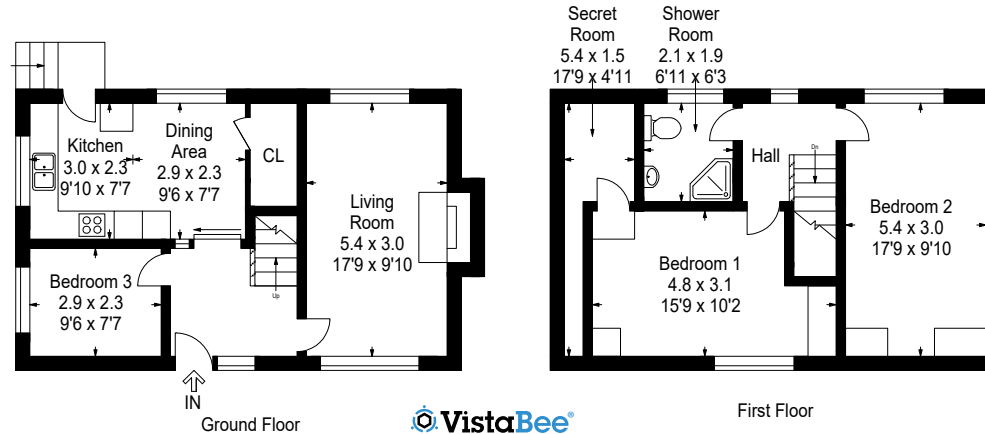
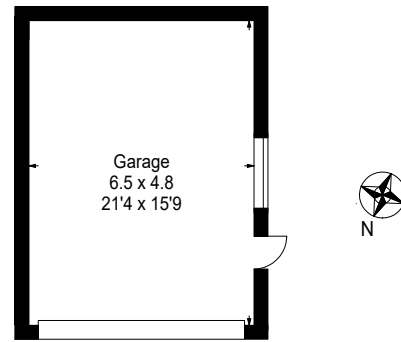
## Features

- Entrance hall
- Lounge
- Kitchen/Dining room
- 3 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Driveway
- Garage

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Ground Floor

First Floor

Approximate Internal Floor Area (Excluding Garage) 1076 Sq Ft / 100 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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