



boyd property

17 Marywell
KIRKCALDY | KY1 2RJ

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Description

Boyd Property are delighted to present to the market this stunning, and beautifully presented 5-bedroom detached family home, built by Thomas Mitchell Homes, set within well established and sought after development in central Kirkcaldy. The property is in immaculate order and has been finished to an exceptionally high standard by the current proprietors. The accommodation briefly comprises; a welcoming entrance hallway with useful WC off, a beautiful light and spacious lounge with feature fireplace, with open access the formal dining room which gives access to the sunroom. There is a modern fitted kitchen with integrated appliances, a family room with utility room off. A carpeted staircase leads to the first-floor landing which gives access to the well-proportioned twin windowed master bedroom which provides a tranquil retreat and comes complete with fitted storage and a stylish en-suite shower room. There are 4 further generous bedrooms, all with fitted storage and there is a contemporary family bathroom with shower over the bath. The property benefits from gas central heating, double glazing, and good storage facilities. Externally the house is set within beautiful well-manicured gardens to the front and rear, with double garage and driveway to the front. This fabulous property will make the perfect family home and viewing is essential to fully appreciate the size, standard and quality of accommodation on offer.

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 coverings and integrated appliances in the kitchen.

Price & Viewing

For price and viewing information contact Agents.

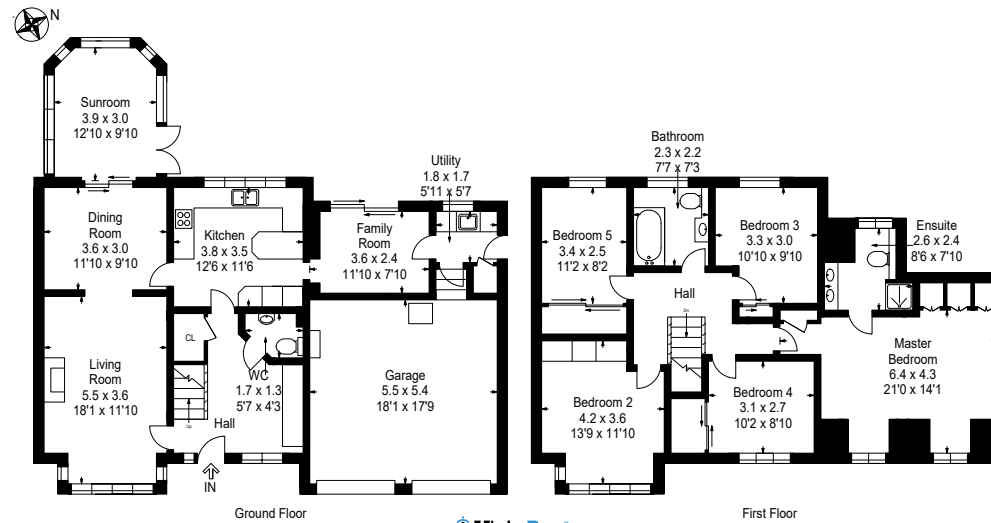


“ A stunning, and beautifully presented 5-bedroom detached family home, built by Thomas Mitchell Homes, set within well established and sought after development in central Kirkcaldy. ”



Features

- Entrance hallway
- Lounge
- Kitchen
- Utility room
- Dining room
- Family room
- Sunroom
- Downstairs WC
- Upper landing
- Master bedroom with ensuite shower
- 4 Further bedrooms
- Bathroom with shower
- Double glazing
- Gas central heating
- Beautiful private gardens to front and rear
- Double garage
- Driveway



VistaBee

Approximate Internal Floor Area 2281 Sq Ft / 212 Sq M

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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