



boyd property

9 Mellerstain Road,
KIRKCALDY | KY2 6UB

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Description

Boyd Property are delighted to present to the market this modern semi-detached chalet style house, located in a much sought-after area within Kirkcaldy. The property is light, spacious and has been decorated in neutral tones throughout and is true move-in condition. The accommodation briefly comprises a welcoming entrance hall, a beautiful open plan lounge/dining room and a modern fitted kitchen and a contemporary bathroom with glass screen and mains operated shower over the bath. A carpeted staircase leads to the upper landing which gives access to two double bedrooms, and a versatile boxroom which is currently being used as a home office by the current proprietor, it could also be used as a guestroom, dressing room or nursery. The property benefits from gas central heating and there is a well-maintained garden to the front which is laid out to grass and has flower borders with a driveway suitable for two cars leading to a large garage. The rear garden is fully enclosed and has been slabbed for easy maintenance and is surrounded by mature plants and shrubbery. This property will make a lovely home, and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

For those unfamiliar with Kirkcaldy, it is a thriving Fife town to the north of Dunfermline and the Forth Bridges. Kirkcaldy has excellent shopping facilities including the Mercat shopping centre, a cricket club in Dunnikier Park, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There are a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses. There are also four secondary schools and twelve primary schools. Kirkcaldy train station is easily accessed by this property, which is perfect for the commuter. Easy access is also available via the A92 north towards Dundee and south to Dunfermline and Edinburgh. For those who enjoy the outdoors.

Extras

All fitted floor coverings and integrated kitchen appliances.



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Features

- Entrance hall
- Lounge/Dining room
- Kitchen
- 2 Bedrooms
- 1 Boxroom/Home office
- 1 Bathroom
- Double glazing
- Gas central heating
- Private gardens to front & rear
- Driveway
- Garage

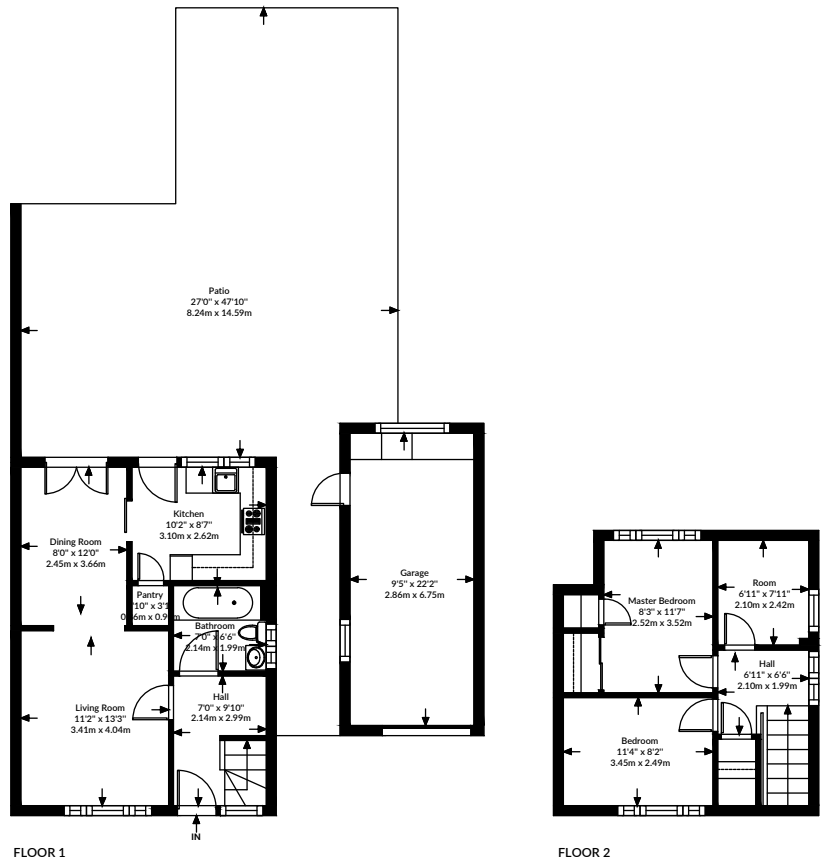
FREE HOLD

D EPC RATING

D COUNCIL TAX BAND



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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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