



Morgans

PROPERTY

39 Woodlands Road, Kirkcaldy, KY2 5YQ

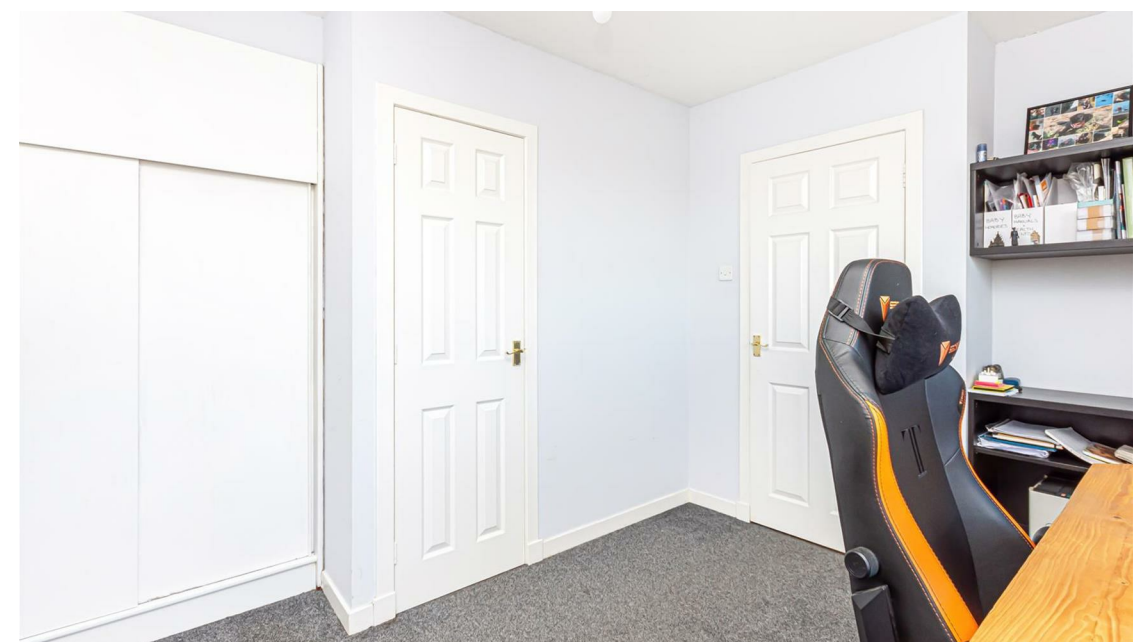
Offers Over £290,000







We are delighted to be marketing this well appointed detached villa situated in sought after residential area within the town. Fabulous views over Kirkcaldy with woodland backdrop to the rear. An excellent family home over two levels with flexible and generous accommodation. The gardens are lovely with mature trees, plants and shrubs including patio and seating areas. The feature balcony off the upper lounge gives you the space and enjoyment of the grounds and open aspect with views. The accommodation briefly comprises entrance vestibule, hallway, sittingroom, dining kitchen, two double bedrooms with storage and wet room. On the upper level further lounge area with balcony, master bedroom (fitted wardrobes) with en-suite and office or fourth bedroom. The property benefits from driveway leading to tandem garage. The subjects are double glazed with gas central heating throughout.





LOCATION

Situated along the stunning Fife coastline, Kirkcaldy offers residents the privilege of living by the sea. Enjoy picturesque coastal walks that provide breath taking views of the Firth of Forth. Kirkcaldy boasts a fascinating history from historic landmarks to museums and art galleries. You'll find an array of shopping centres, restaurants, cafes, and recreational facilities to cater to your every need and desire. The town is home to excellent schools and quality education is easily accessible. With an abundance of parks, green spaces, and nature reserves, Kirkcaldy is a haven for outdoor enthusiasts allowing you to can enjoy the tranquillity of nature without venturing far from home. Located conveniently within the heart of Fife, Kirkcaldy provides excellent transport links to Edinburgh and other major cities in Scotland, whether travelling by either road or rail.

EXTRAS INC. IN SALE /AGENTS NOTE

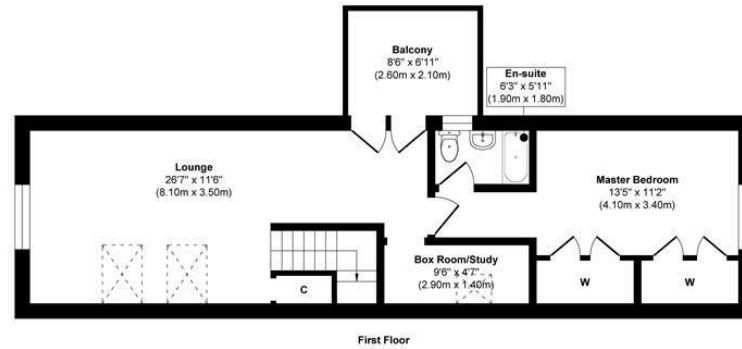
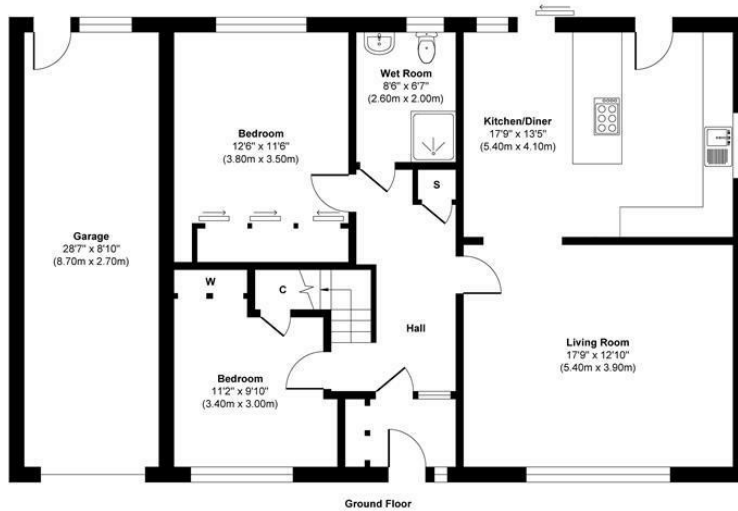
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



s1homes.com

rightmove Zoopla.co.uk onTheMarket.com



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.