



## 37 Elm Place, Kirkcaldy, KY2 5QG, Kirkcaldy, KY2 5QG, Kirkcaldy, East Fife

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BELOW HOME REPORT VALUATION! An excellent opportunity has arisen to acquire this architecturally and uniquely designed detached family bungalow, pleasantly tucked away in a quiet street in the highly sought after and central area within Kirkcaldy. The accommodation comprises; a welcoming entrance hallway, a bright and spacious dual aspect lounge with patio doors giving access to the sunny balcony, which offers a peaceful spot to relax and take in the spectacular panoramic views over the town to the River Forth and beyond to Edinburgh, dining room, an inner hall gives access to the well-equipped breakfasting kitchen that is fitted with an array of base and wall mounted units with ample worktop surfaces, utility room with hatch giving access to extensive storage space below the house and there is a useful WC. The family room offers a tranquil retreat with stunning views over the rear garden. There are three good sized bedrooms and a family bathroom with white suite. The property further benefits from oil fired central heating, double glazing and good storage facilities, beautiful vibrant, well maintained private gardens to the front, side and rear of the property which are mostly laid to lawn and bordered with mature trees, plants and shrubbery. A good sized driveway to the front of the house leads to the garage. This property will make the perfect family home and viewing is therefore highly recommended to fully appreciate the size and potential of what this fabulous property has to 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 Ravenscraig 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 Ravenscraig 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 cafe; 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.

### BASE INFORMATION:

Rooms	: 3
Bed	: 3