

1 Kinellar Place

THORNTON, KIRKCALDY, KY1 4BN



*BEAUTIFUL TWO BEDROOM DETACHED BUNGALOW
IN A DESIRABLE RESIDENTIAL LOCATION*



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We are delighted to offer to the market this superb, two-bedroom detached house, situated within a popular residential area. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality.

Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The immediately impressive lounge has a large picture window with an open outlook to the front aspect, flooding the room with natural light.

"...French doors give access to the rear garden..."



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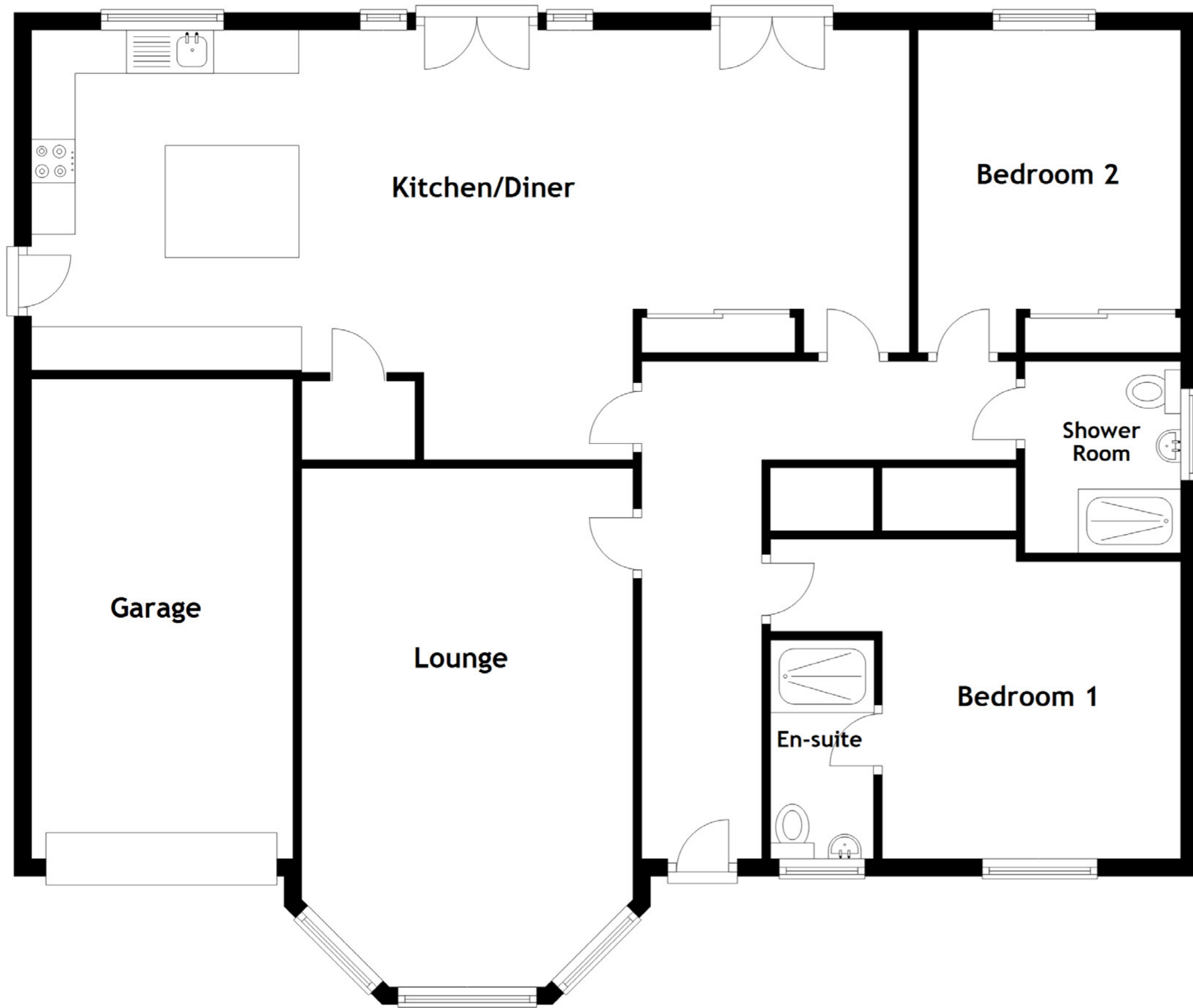


The kitchen/family room is located to the rear and has been newly fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as an oven, hob and extractor hood. French doors give access to the rear garden.



Both bedrooms are well-proportioned double bedrooms. The master bedroom offers a delightful en-suite shower room. A contemporary modern fully tiled three-piece family bathroom completes the impressive accommodation internally.





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	10.07m (33'1") x 4.93m (16'2")
Lounge	5.95m (19'6") x 3.80m (12'6")
Bedroom 1	4.71m (15'5") x 3.67m (12')
Bedroom 2	3.70m (12'2") x 3.01m (9'11")
Shower Room	2.20m (7'3") x 1.79m (5'10")
En-suite	2.51m (8'3") x 1.18m (3'11")
Garage	5.50m (18'1") x 3.00m (9'10")

Gross internal floor area (m²): 110m²
EPC Rating: C



There are well-tended front and rear gardens. To the front of the property, there is a well-maintained private garden and a driveway providing off-road parking for ample vehicles. The rear garden is fully enclosed and provides a safe environment for children. A large garage is to the front of the garden and can be utilised for various uses.

The high specifications of this family home also benefit from double glazing and gas central heating throughout. This larger than average plot allows scope for extending after gaining the correct planning permission. Viewing is highly recommended to appreciate the accommodation on offer.

THE LOCATION

Thornton is well-positioned between Glenrothes and Kirkcaldy offering primary school, shops and railway station with a regular train service on the Fife circular line from Thornton Station, (a 9-minute walk from the house) or via Kirkcaldy mainline station a short three-mile drive away. Dundee, Aberdeen and Perth are also within easy reach.



Thornton has many leisure facilities, all within very close proximity to the property. These include a bowling club, golf club, park with sports pavilion, playing fields and children's playground, a library, and a well-subscribed village hall, where many classes and other activities take place. There is also a village pub.

The house is about a 10-minute walk from Thornton. There is a train station connecting to Fife circle/ Edinburgh mainline trains and the A92 is a 5-minute drive away. There are lots of walks, cycle routes and plenty of fresh countryside air.

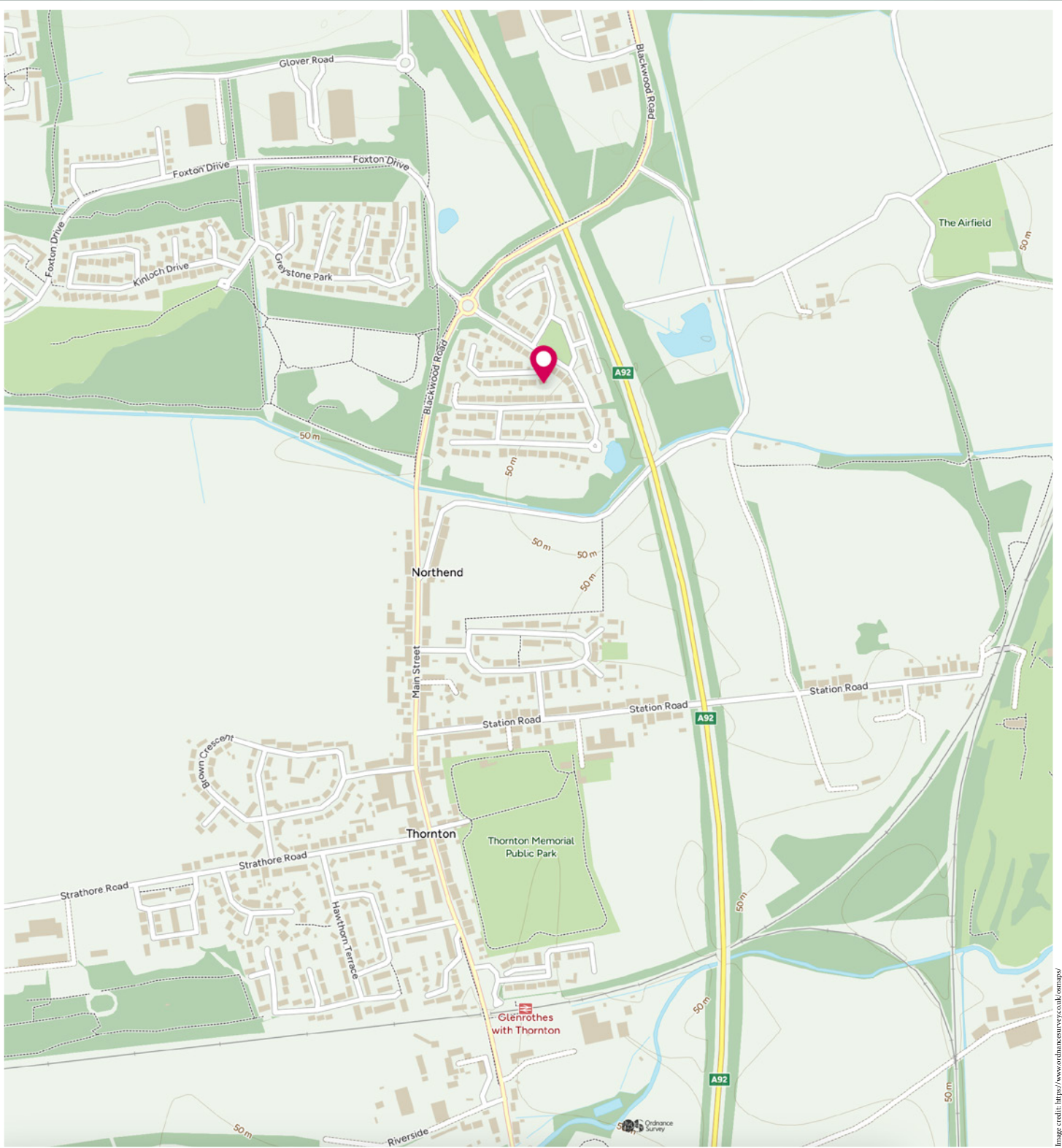


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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