

4 Balwearie Gardens

KIRKCALDY, KY2 5LU



Lovely three-bedroom bungalow in a sought-after location with opportunity to extend



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Nestled in a sought-after area of Kirkcaldy, this charming bungalow offers a perfect blend of comfort and potential.

THE LOUNGE



The property welcomes you through an entrance vestibule into a main hallway, leading to a bright lounge with a large bay window.

THE KITCHEN



The property also features a modern kitchen with a large dining room.



THE DINING ROOM





There are three spacious double bedrooms and a three-piece family bathroom. There's also potential to extend the attic space with the right planning permission.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

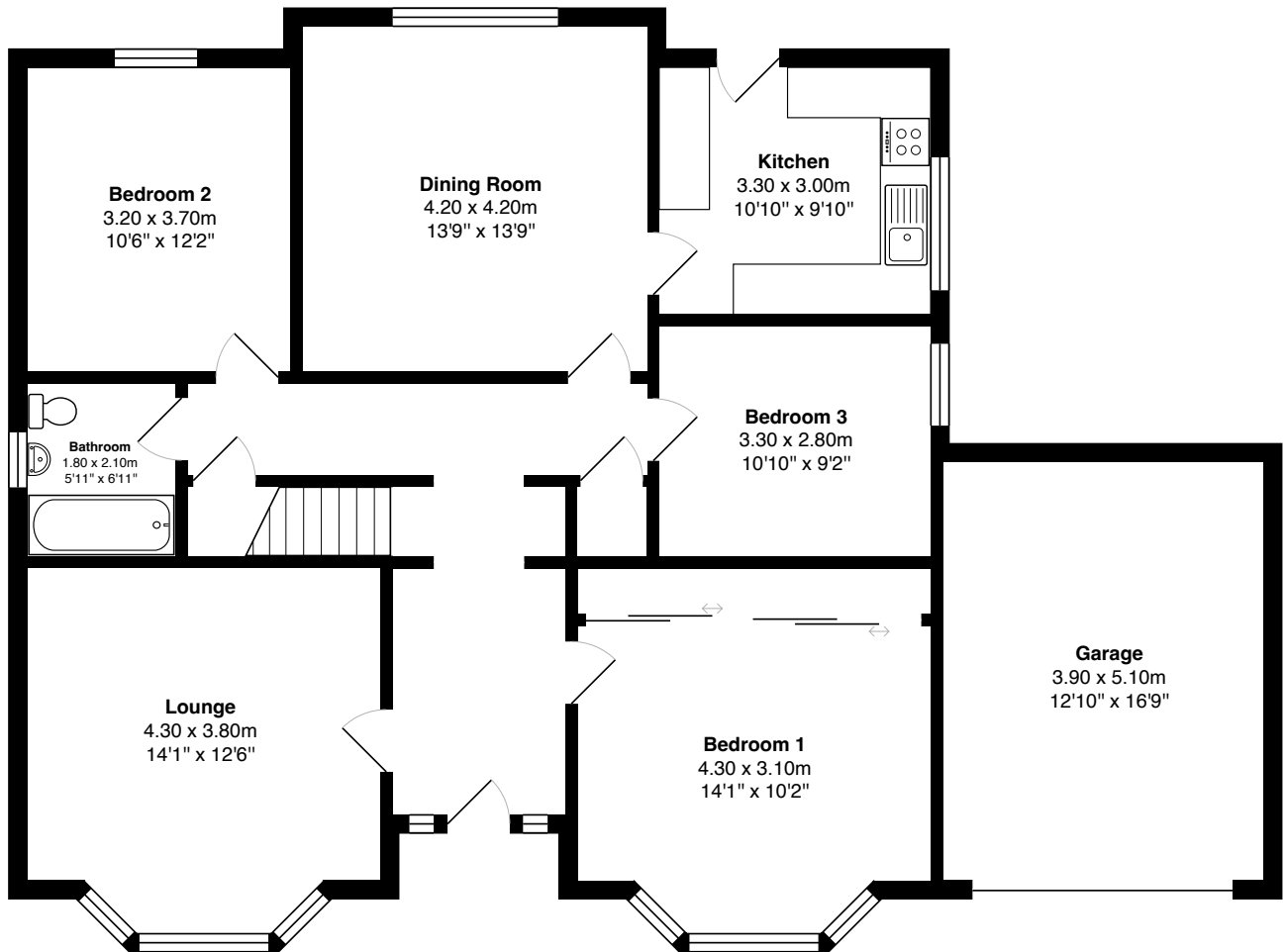


Outside, you'll find a large driveway leading to a single garage, as well as a large, elevated back garden with lovely views.

EXTERNALS

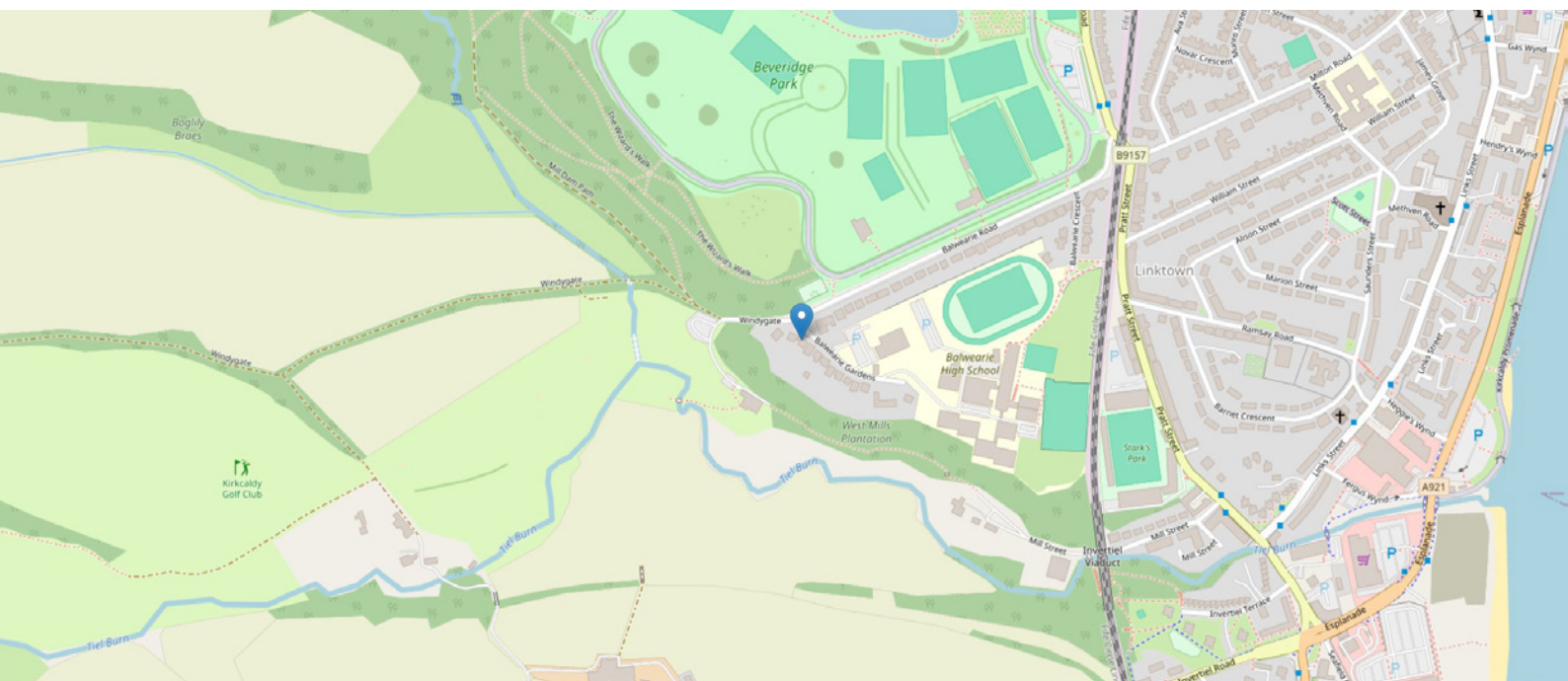


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 117m² | EPC Rating: D



THE 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 is 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 accessible from 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.



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