

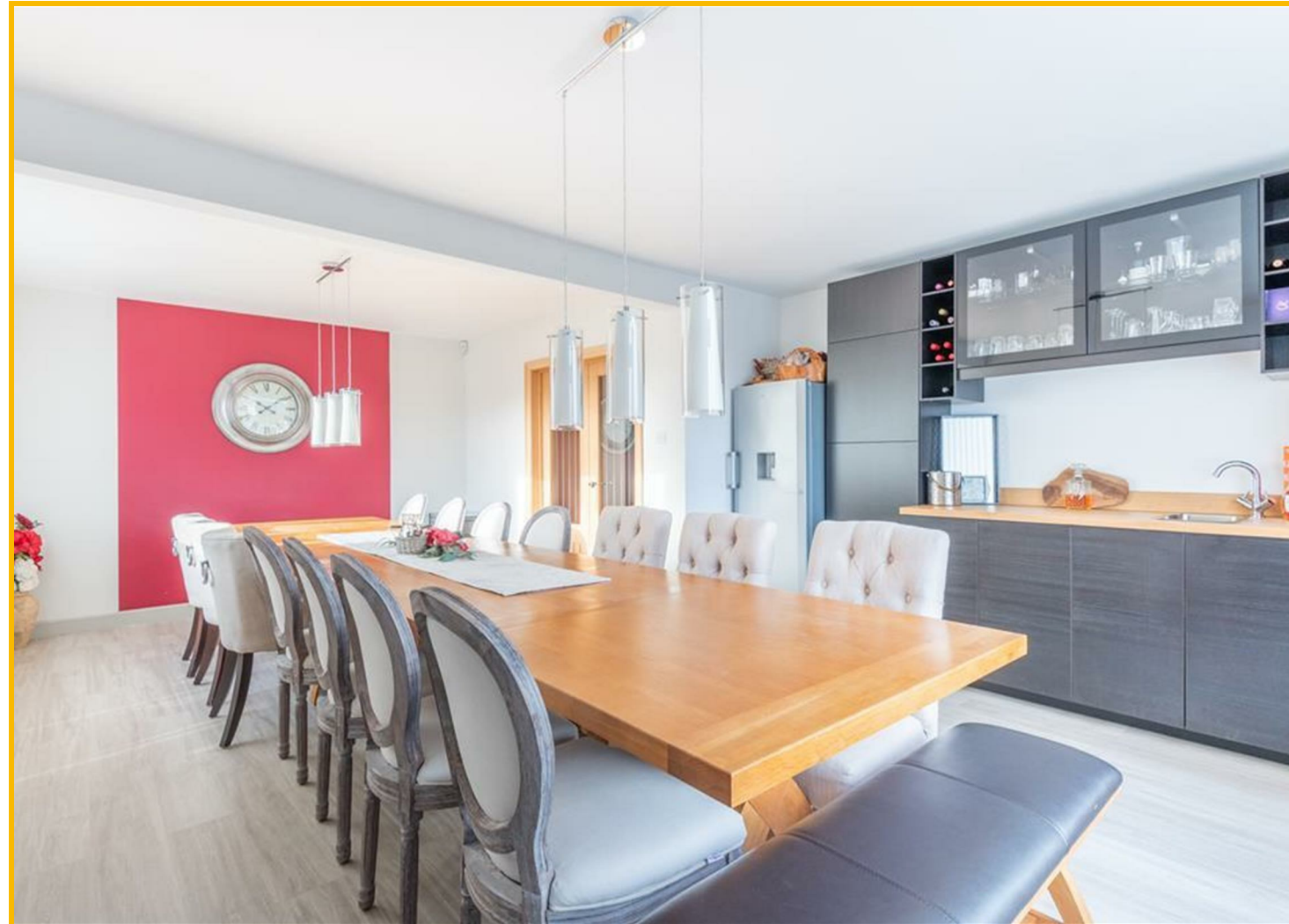
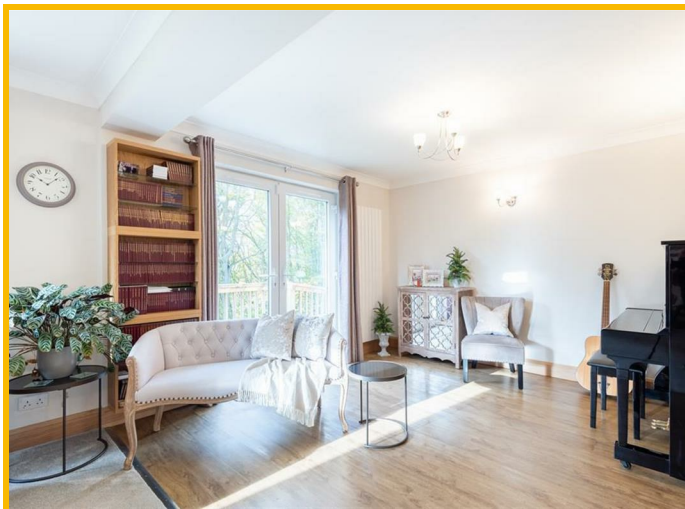


89 Sauchenbush Road, Kirkcaldy, KY2 5RN

Offers Over £430,000



Stunning 5 Bedroom 2 Reception 3 Bathroom Extended Detached Villa in a CUL-DE-SAC, finished to an EXTREMELY HIGH STANDARD with 2 attic rooms and off street parking. Located with easy access to local Primary/Secondary Schools, retail park and town centre with shops, cafes and restaurants. Short drive to Kirkcaldy Train Station providing EXCELLENT COMMUTER LINKS for Edinburgh / Dundee and Perth routes. Accommodation: Hall, sitting room, breakfasting kitchen, utility room, dining room, 4 double bedrooms and a good-sized single bedroom, 2 shower rooms and a bathroom. DG. GCH. Gardens. 2 storerooms. Driveway. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a composite door with a double-glazed inlet leading into the spacious entrance hall. Skylight and a double-glazed window to the side provides ample natural light. Under stair cupboard provides storage space. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. 2 radiators. Laminate flooring. Composite door with a double-glazed window leads to the side patio.

## SITTING ROOM

26'6" x 14'7" (8.08m x 4.47m)

Beautiful and bright sitting room with double-glazed windows to the rear and side. Feature open fireplace with a brick surround and a timber mantle. Coving. 2 vertical radiators. Laminate flooring / carpeted. Double-glazed patio doors provide access to the rear garden.

## BREAKFASTING KITCHEN

15'6" x 11'5" (4.74m x 3.48m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Peninsula unit provides a fixed dining space. Freestanding gas range cooker with oven below, integrated appliances include an extractor fan, microwave oven, 2 further ovens, dishwasher, freezer, fridge and an instant hot water system. Double-glazed window to the front. Vertical radiator. Laminate flooring. Doorway to the utility room.

## UTILITY ROOM

11'2" x 5'1" (3.42m x 1.55m)

Convenient utility room comprising: Wall mounted, floor standing units with contrasting worktops, stainless steel sink and tiled splashbacks. Ample space for freestanding appliances. Double-glazed windows to the front and side. Radiator. Laminate flooring.

## DINING ROOM

21'8" x 14'11" (6.62m x 4.55m)

Stunning social dining room with double-glazed windows to the front and side. Fitted bar area with wall mounted, floor standing units, stainless steel sink and a wooden worktop. 2 radiators. Laminate flooring.

## BEDROOM 5

13'11" x 13'3" (4.26m x 4.05m)

Spacious double bedroom with a double-glazed window to the rear. Radiator. Laminate flooring.

## SHOWER ROOM

8'10" x 3'10" (2.71m x 1.17m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower area with a folding screen and a thermostatic control shower with rainfall shower head. Opaque double-glazed window to the side. Fully tiled. Vertical radiator. Tiled flooring.

## UPPER LANDING

Hatch provides access to the roof space. 2 cupboards provide shelving/storage space. Radiator. Carpeted.

## BEDROOM 1

17'1" x 12'5" (5.22m x 3.81m)

Spacious double bedroom with a double-glazed window to the rear. Cupboard houses the gas central heating system boiler with additional shelving/storage space. Coving. Radiator. Carpeted. Potential to reinstate a master suite with its own shower room with the addition of a door from the upper landing.

## UPPER SHOWER ROOM

5'0" x 4'9" (1.53m x 1.47m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a pivot screen and thermostatic control shower. Fully tiled. Heated towel rail. Tiled flooring.

## BEDROOM 2

11'11" x 8'5" (3.65m x 2.59m)

Additional double bedroom with a double-glazed window to front. Vanity sink area with wash basin and tiled splashback. Cupboard provides shelving/hanging/storage space. Radiator. Laminate flooring.

## BEDROOM 3

8'7" x 7'6" (2.64m x 2.29m)

Single bedroom with a double-glazed window to the side. Radiator. Carpeted.

## BEDROOM 4

13'6" x 11'5" (4.13m x 3.49m)

Further double bedroom with a double-glazed window to the front. Radiator. Carpeted.

## BATHROOM

10'4" x 5'0" (3.16m x 1.54m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and a thermostatic control shower above. Opaque double-glazed windows to the front and side. Partially tiled. Heated towel rail. Tiled flooring.

## ATTIC ROOM 1

10'9" x 8'1" (3.30m x 2.47m)

Fully lined attic room with a Velux window to the rear. Cupboard provides hanging/storage space. Radiator. Laminate flooring.

## ATTIC ROOM 2

13'6" x 9'11" (4.13m x 3.03m)

Additional fully lined attic room with a Velux window to the rear. Vanity area with a wash hand basin and storage cupboard below. Radiator. Carpeted.

## GARDEN

The front of the property is mainly laid with monobloc providing off street parking for several vehicles. A timber gate to the side leads to the tiered rear garden. A paved patio to the side of the property and timber decking at the rear provide a vast amount of space for garden furniture to relax and enjoy time entertaining family and friends in the sun. The lower level of the garden is enclosed and laid with grass providing an ideal safe place for children and pets to play. The detached garage has been converted into 2 storerooms – easily returned to a full-size garage to provide secure parking with additional storage space.

## FRONT STOREROOM

9'0" x 8'9" (2.75m x 2.67m)

To the front of the converted garage is a good-sized storeroom with provision for light and power with concrete flooring.

## REAR STOREROOM

8'4" x 5'5" (2.56m x 1.66m)

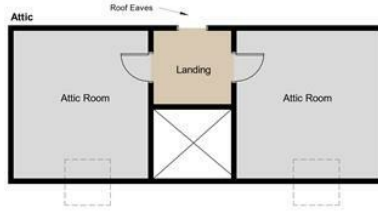
Additional good-sized storeroom with provision for light and power with concrete flooring.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	78	Scotland		EU Directive 2002/91/EC	79

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