



CLANCYS

clancys-solicitors.co.uk

2a Southerton Road

Kirkcaldy, KY2 5NA



1



3



2



D



FREEHOLD

Welcome to

2a Southerton Road

An excellent opportunity has arisen to acquire this lovely 3-bedroom detached bungalow, located within the popular town of Kirkcaldy. The property is presented to the marketed in excellent order and has been decorated to an exacting standard throughout. The accommodation briefly comprises a vestibule, a welcoming entrance hall, a bright and spacious lounge/dining room with feature fireplace, a modern fitted kitchen with an abundance of base and wall mounted units with matching island, all complimented with lovely worktop surfaces. The master bedroom is located on the first floor and provides a peaceful retreat and comes complete with a contemporary en-suite bathroom, there are two further bedrooms located on the ground floor along with the stylish shower room. The property benefits from double glazing, gas central heating and good storage facilities. The property is surrounded by private lovely mature garden grounds to the front, side and rear with driveway and detached garage. There is on street parking available to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size, standard and quality of property on offer.



CLANCYS







“The property is presented to the marketed in excellent order and has been decorated to an exacting standard throughout.”







General Features

- Vestibule
- Entrance hall
- Lounge/Dining room
- Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Good storage facilities
- Private gardens to the front, side and rear
- Driveway
- Garage
- On street parking
- EPC rating - D
- Council Tax Band – F
- Tenure - Freehold



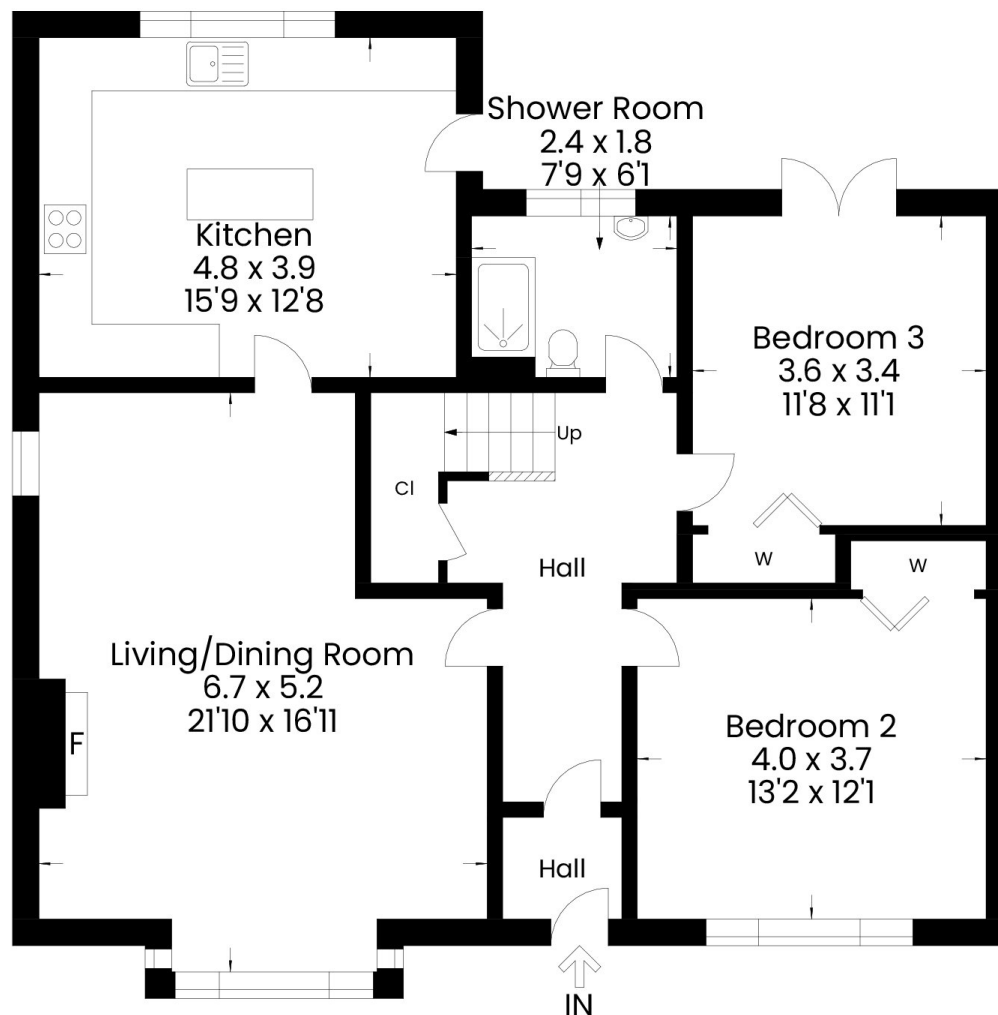
Extras

All fitted floor covering, white goods in the kitchen and one of the greenhouses in the garden.

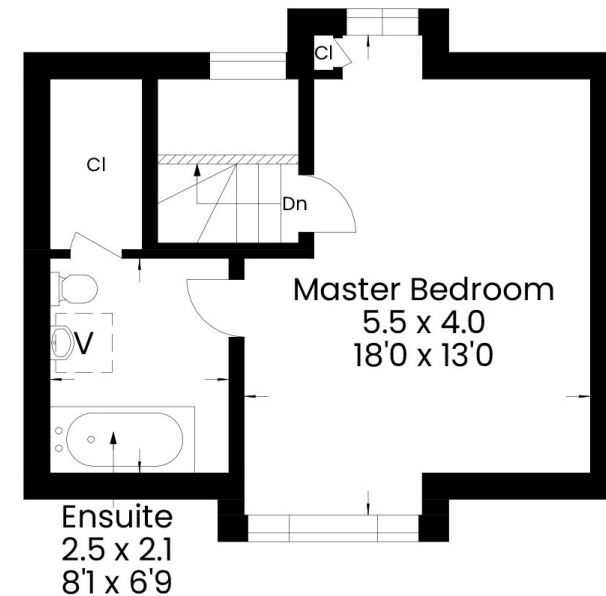
Location

The house sits in the sought-after Southerton area on the west side of town, in a highly desirable location adjacent to the beautiful Beveridge Park with its 104 acres featuring flower gardens, boating pond and woodland walking trails, and minutes away from Raith Lake, Mill Dam, Buffalo Farm and the Kirkcaldy lawn tennis, golf and rugby clubs. The property is within the catchment area for Kirkcaldy West Primary School and Balwearie High School. Kirkcaldy is an established and popular residential area and benefits from local shopping located at Fife Retail Centre and the town centre, along with recreation facilities including a popular theatre, a highly-regarded art gallery and museum, several public parks and nearby beaches. The town has its own mainline railway station on the Aberdeen to London line, just a ten-minute walk from the property, making this an ideal location for the commuter. There are good links to the motorway system allowing Edinburgh, Dundee and all parts of Fife to be reached within a comfortable drive.





Ground Floor



First Floor

vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.