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01592 752 944



Ranfurly Gardens, Kirkcaldy
Offers over £227,995



Ranfurly Gardens, Kirkcaldy



NEW PRICE!

Beautifully Extended 3 Bedroom Detached Villa with Large Garden Grounds & Single Garage, 4 Car Driveway Situated In A Sought After Area of Dunnikier Estate, Kirkcaldy, Fife!

Allan England's Award-Winning Team at first for homes are proud to welcome to the market this beautifully presented 3 Bedroom Extended Detached Family Villa offering bright & spacious versatile living space for all the family comprising entrance hallway, spacious family lounge, generous dining room leading to a beautiful conservatory (current owners have installed a specialist film to the roof to keep the summer days cooler and the winter nights warmer including a infrared installed heater making it accessible all year round), modern kitchen with utility area, Carpeted stairs to the upper level leading to master bedroom, 2 further bedrooms and shower-room. The property benefits from a new boiler installed approx. Feb 2024. Externally there are generous and beautifully landscaped garden grounds to the rear with many entertaining areas to enjoy. The property also benefits from a monoblock driveway for 4 cars to the front, Single Garage with power and lighting

Early viewing is advised to fully appreciate all this beautiful family home in a prime location has to offer. Don't miss out!

EPC Rating- D

Council Tax Band- E

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The popular coastal Town of Kirkcaldy has a wide range of services including shopping, banking, schools and a host of recreational facilities such as the stunning Beveridge Park and the Adam Smith Theatre. For the commuter Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns.

- Beautifully Extended 3-Bedroom Detached Villa, Dunniker Estate, Kirkcaldy, Fife
- Extended layout offering bright, versatile living space ideal for families
- Spacious Lounge leading to Family Dining Room
- Conservatory with Specialist Film Added to Roof, infrared heater for year-round comfort
- Extended Modern Kitchen/Utility Area
- Beautifully landscaped rear garden grounds with various seating & entertainment area
- Single Garage, with Power & Lighting, 4 Car Monoblock Driveway
- EPC Rating D
- Council Tax Rating E





SITUATION - Kirkcaldy
ENTRANCE HALLWAY
LOUNGE
 13'6" x 13'5" (approx) (4.14m x 4.10m (approx))

DINING ROOM
 11'5" x 8'11" (approx) (3.50 x 2.73m (approx))

CONSERVATORY
 11'8" x 8'1" (approx) (3.56m x 2.48m (approx))

EXTENDED KITCHEN/UTILITY
 19'4" x 7'4" (approx) (5.91m x 2.24m (approx))

STAIRS TO UPPER LEVEL

BEDROOM 2
 13'8" x 8'7" (approx) (4.17m x 2.64m (approx))

BEDROOM 1
 11'7" x 9'11" (approx) (3.54m x 3.04m (approx))

BEDROOM 3
 10'6" x 7'8" (approx) (3.21m x 2.35m (approx))

SHOWER ROOM
 6'5" x 5'10" (approx) (1.96m x 1.78m (approx))

ATTIC

SINGLE GARAGE WITH POWER AND LIGHTING

4 CAR DRIVEWAY

LANDSCAPED GARDEN GROUNDS

INFORMATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	
		68	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		79	
		64	

Scotland EU Directive 2002/91/EC

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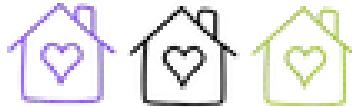


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222307)

Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

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