



4 Raith Crescent

, Kirkcaldy, KY2 5NN

Offers Over £355,000



Occupying a prime position within a sought-after residential setting, this exceptional extended detached bungalow offers beautifully presented, generously proportioned accommodation comprising a welcoming entrance vestibule, reception hall, fabulous lounge/dining room, impressive L-shaped kitchen with dining /family area, three spacious double bedrooms and a well-appointed shower room. Complemented by gas central heating, double glazing, a driveway and garage, the property enjoys outstanding kerb appeal with its attractive frontage, manicured lawn and ample parking. To the rear lies a truly spectacular garden, beautifully landscaped with expansive lawn areas, multiple patio and seating spaces, sheds and a wonderful woodland backdrop, creating an enviable degree of privacy and tranquillity.

Kirkcaldy is one of Fife's principal coastal towns and offers an excellent range of amenities, including a wide selection of high street shops, supermarkets, cafes, restaurants, leisure facilities and healthcare services. The town benefits from well-regarded primary and secondary schooling together with Fife College and a number of recreational and sporting amenities. For commuters, Kirkcaldy Railway Station provides regular services to Edinburgh, Dundee and Aberdeen, while the nearby A92 trunk road offers convenient road links throughout Fife and beyond. A comprehensive local bus network further enhances connectivity, making Kirkcaldy an extremely popular location for families, professionals and those seeking easy access to surrounding towns and cities.



Entry/Entrance Vestibule

Access is gained into a welcoming vestibule, setting the tone for the accommodation beyond. Door to reception hallway.

Reception Hallway

The central reception hall provides access to the majority of the accommodation and benefits from a useful storage cupboard, ideal for everyday household items and additional shelving.

Lounge/Dining Room 25'9" x 13'3" m (7.87m x 4.05 m)

An impressive principal reception room of excellent proportions, offering ample space for both lounge and dining furniture. A large front-facing window fitted with stylish wooden shutters allows natural light to flood the room while maintaining privacy. An attractive electric fire with decorative surround creates a lovely focal point, making this a warm and inviting space for both relaxing and entertaining. The room flows seamlessly into the kitchen/dining area, enhancing the sense of space throughout the home.

Kitchen/Dining/Family Room 17'5" m x 8'6" m (5.33 m x 2.61 m)

A particular highlight of the property is the superb L-shaped kitchen and dining/family area, accessed from both the reception hall and the lounge. Designed with modern family living in mind, the kitchen is fitted with an extensive range of quality wall, base and display units, complemented by generous worktop space. Integrated appliances include a double oven, extractor hood, fridge/freezer and dishwasher. Natural light pours in through windows to two elevations, while French doors open directly onto the rear garden, perfectly connecting the indoor and outdoor living spaces. This really is the most delightful space!

Galley Kitchen Section Size 10'3" m x 7'11" m (3.14 m x 2.43 m)

Separate measurements for the galley section of the kitchen.

Bedroom 12'7" m x 10'3" m (3.86 m x 3.13 m)

Located to the rear of the property, this attractive double bedroom enjoys beautiful views over the garden through a double window formation with shutters. Two sets of mirrored wardrobes provide outstanding storage while maintaining a bright and spacious atmosphere.

Bedroom 13'4" x 9'2" m (4.07 x 2.81 m)

Another generous double bedroom positioned to the front of the property. Featuring two windows with fitted wooden shutters, this bright and airy room also benefits from modern sliding doors into wardrobe storage.

Bedroom 9'9" x 7'6" m (2.98 x 2.30 m)

A spacious front-facing double bedroom enjoying a pleasant outlook with fitted wooden shutters. The room benefits from mirrored sliding wardrobes providing ample wardrobe storage.

Shower Room

The immaculate and well-appointed shower room comprises a generous shower enclosure, wash hand basin and toilet, with a window providing natural light and ventilation.

Gardens

The bungalow occupies an excellent position with lovely open outlooks, creating superb kerb appeal and an inviting first impression. To the front, the property enjoys a beautifully maintained and attractive frontage incorporating a neat lawn, chipped driveway and well-kept borders. The wonderful rear garden is undoubtedly one of the property's most impressive features. Beautifully maintained and offering an excellent degree of privacy, the garden has been thoughtfully designed to provide a variety of spaces for relaxation, entertaining and family enjoyment. A paved patio immediately outside the French doors creates the perfect setting for outdoor dining, while expansive lawned sections extend towards the rear boundary. Additional seating areas positioned throughout the garden ensure full enjoyment of the sunny aspect, and a further paved seating area to the rear of the house offers yet another peaceful spot to relax. Backing directly onto woodland, the garden enjoys a wonderfully secluded atmosphere. Fully enclosed by timber fencing, it is ideal for children and pets. Practical additions include two garden sheds, an external water tap, outdoor power points and convenient side access via a secure gate. Access is also available directly from the garage via a rear door.

Gas Central Heating

The property benefits from gas central heating with a wall-mounted, gas fired combination central heating boiler located within the garage.

Double Glazing

The property is double glazed to windows and main door panes.

Driveway & Garage

The property benefits from a garage with rear garden access together with a generous driveway providing off-street parking for multiple vehicles. The garage is fitted with power, light and utility space. The garage currently houses the washing machine with space for other household appliances if required.

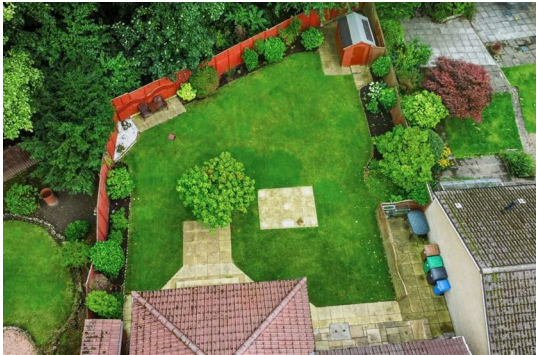
Viewing

Viewing by appointment only. Please arrange your individual time slot by calling us on 01592 757114 or email us at property@innesjohnston.co.uk

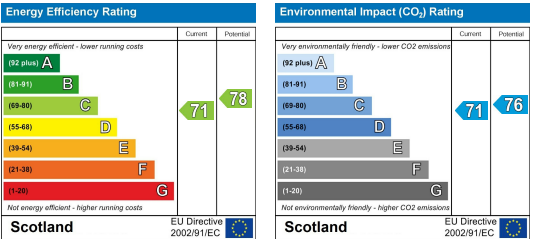
Do you have a property to sell?

If you're thinking of selling and would like expert advice or a market appraisal, call us on 01592 757114 to book your free, no-obligation appointment.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.