



innes johnston
PROPERTY

161 Chapelhill, Kirkcaldy – KY2 6QA

Offers Over £135,000



161 Chapelhill

Kirkcaldy

- Immaculate Extended Mid Terraced Villa In Popular Locale
- Home Report Value Of £140,000
- Spacious Lounge/Dining Room & Beautiful Conservatory
- Modern Fitted Kitchen
- Two Double Bedrooms & Bathroom With Jacuzzi Bath
- Gas Central Heating, Double Glazing & Stunning Gardens

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.

Council Tax band: B

EER Band: C

Tenure: Freehold





Entry

A welcoming front entrance hall provides access to the lounge with staircase leading to the upper level. A bright and practical introduction to this beautifully maintained home. Also features a handy walk in storage cupboard. Rear access is also available via the sun room.

Lounge Area

13' 1" x 10' 6" (4.00m x 3.20m)

This impressive lounge with front-facing window formation provides a bright and spacious living environment. Open plan to the dining area with access door into the kitchen.

Dining Area

10' 2" x 8' 10" (3.10m x 2.70m)

Offering ample space for dining furniture, providing an ideal setting for everyday family life and entertaining alike. A door leads directly into the sun room, enhancing the flow of accommodation.

Kitchen

10' 2" x 8' 6" (3.10m x 2.60m)

The kitchen is well-appointed with a range of modern high gloss wall and base mounted units complemented by contrasting work surfaces. Integrated appliances include a hob, double oven and extractor hood, while the freestanding fridge, washing machine and dishwasher are also included in the sale. A door leads directly into the sun room and also features a window overlooking the lovely rear garden.



Sun Room

12' 6" x 9' 6" (3.80m x 2.90m)

A superb addition to the property, this beautiful sun room enjoys pleasant views over the rear garden and offers a versatile space for relaxing, dining or entertaining. Conveniently accessed from both the lounge/dining room and kitchen, it creates a seamless connection between the indoor living accommodation and the garden beyond.

Upper Landing

The staircase leads to the upper landing, which provides access to both bedrooms and the family bathroom. Loft hatch.

Bedroom

13' 9" x 10' 2" (4.20m x 3.10m)

A generous front-facing double bedroom offering great space for free-standing furniture. A useful walk-in cupboard provides additional storage and houses the central heating boiler.

Bedroom

11' 2" x 10' 10" (3.40m x 3.30m)

Positioned to the rear of the property, this attractive double bedroom benefits from excellent storage provision with both fitted triple mirrored wardrobes and additional freestanding mirrored wardrobes included.

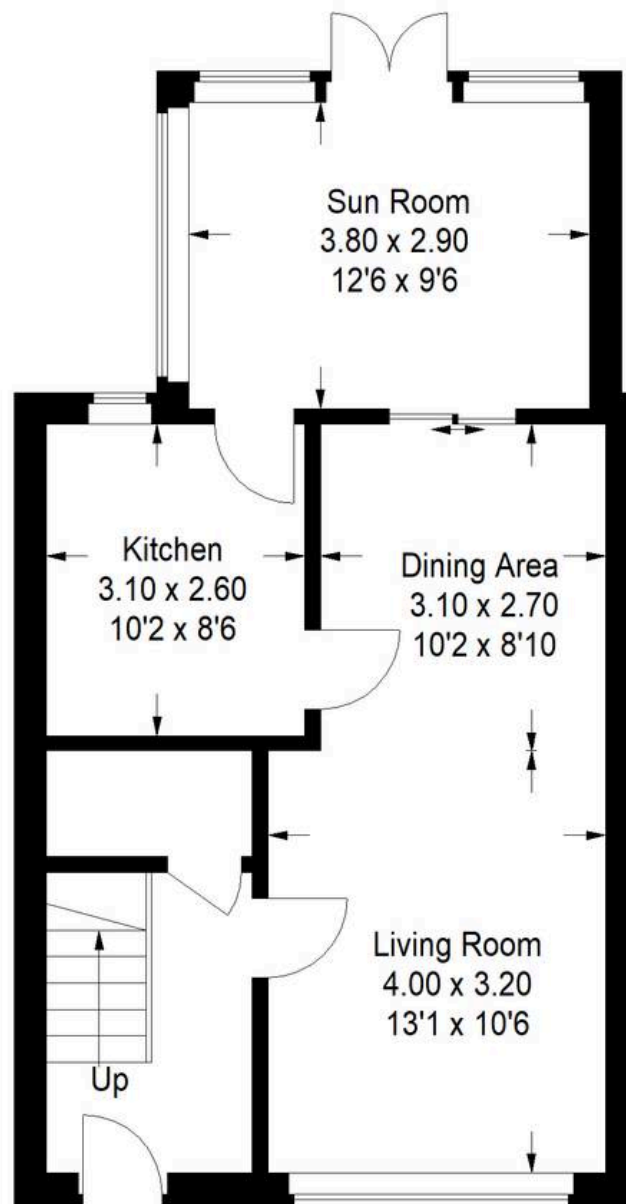
Bathroom

7' 3" x 6' 7" (2.20m x 2.00m)

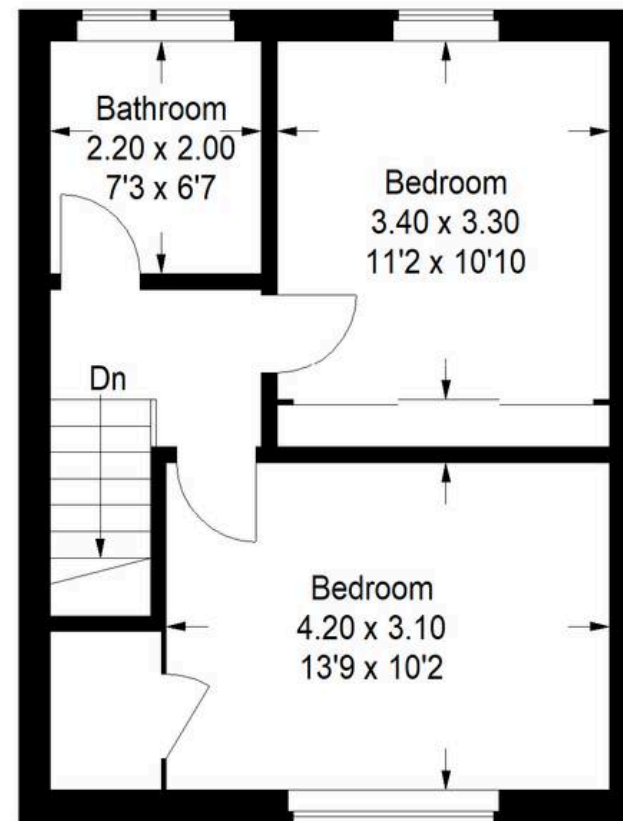
The bathroom has been finished to a high standard and comprises a Jacuzzi-style bath, wash hand basin set within a vanity unit and toilet. A rear-facing window provides natural light and ventilation, while the overall presentation is immaculate.

The property benefits from gas central heating with the Worcester boiler located in a bedroom cupboard which was fitted in December 2024 and has an 8 year warranty.

Double glazing to windows and main door panes.



Ground Floor



First Floor

