

Westmill House

MILL STREET, KIRKCALDY, KY1 1SDESTIMATED



*Spacious, elegantly proportioned bungalow
with beautiful farmland views*



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McEwan Fraser Legal is thrilled to present to the market this totally unique residence in the heart of Kirkcaldy. This is one for someone who will appreciate the volumes and quality of the accommodation on offer. Westmill House is an impressive, executive-style Bungalow with four bedrooms, all with en-suite facilities and built-in wardrobes.

THE LOUNGE



The lounge is elegant in proportion with a feature stove to add a focal point. Large sliding doors open to the veranda and the views across the fields are stunning at all times of the year. The formal dining room also has patio doors to the gardens and a door to both the hall and the kitchen for ease of service.

THE DINING ROOM



THE KITCHEN & UTILITY



The kitchen is spacious with ample cupboards and a range cooker. There is plenty of room here for the kitchen table and chairs. Just off the kitchen is the home office. An ideal study area, but could equally be a craft room or playroom. The utility will wow you with its volume! There is room here for all the boots and dogs you can manage. A turret has been added to the front of the house and this holds the guest cloakroom.



THE OFFICE & WC



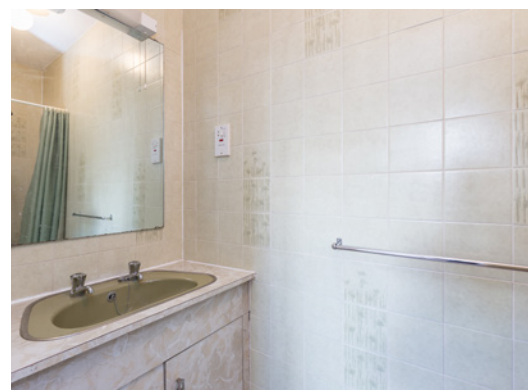


There are four bedrooms in the property, all with en-suite facilities and built-in wardrobes. There is also a large four-piece, partially tiled family bathroom with a sink, toilet, bidet and bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



The large double garage is integral to the house making this an easy conversion subject to any necessary planning consent. This is a much-loved family home that has been well maintained.

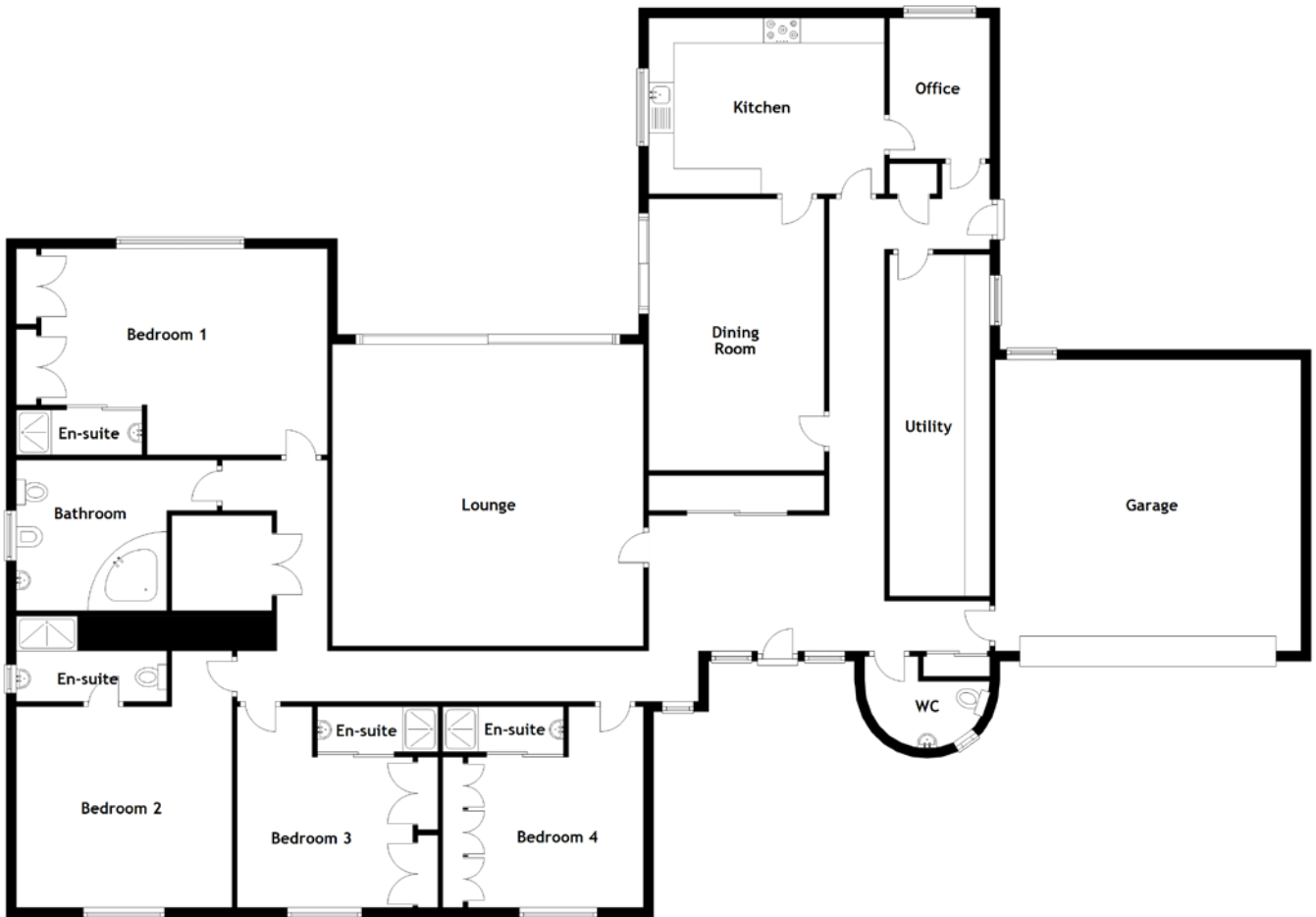
Planning has been applied for to build family homes to the front of this magnificent Bungalow that will only add to the enjoyment of the area. There is plenty of garden ground and this fine home is at the end of the cul-de-sac and it can be completely gated off should the buyer desire.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

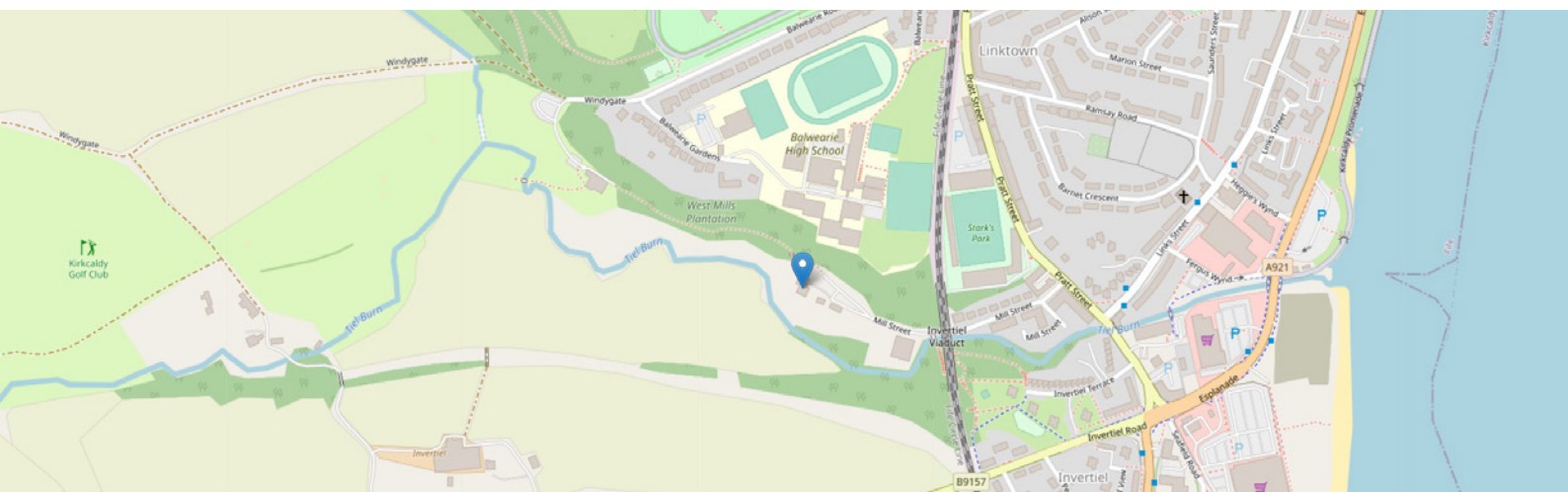


Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 6.00m (19'8")
Dining Room	5.40m (17'9") x 3.50m (11'6")
Kitchen	4.70m (15'5") x 3.50m (11'6")
Office	2.80m (9'2") x 2.00m (6'7")
Utility	7.00m (23') x 2.00m (6'7")
WC	2.50m (8'2") x 1.90m (6'3")
Bathroom	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	6.20m (20'4") x 4.10m (13'5")

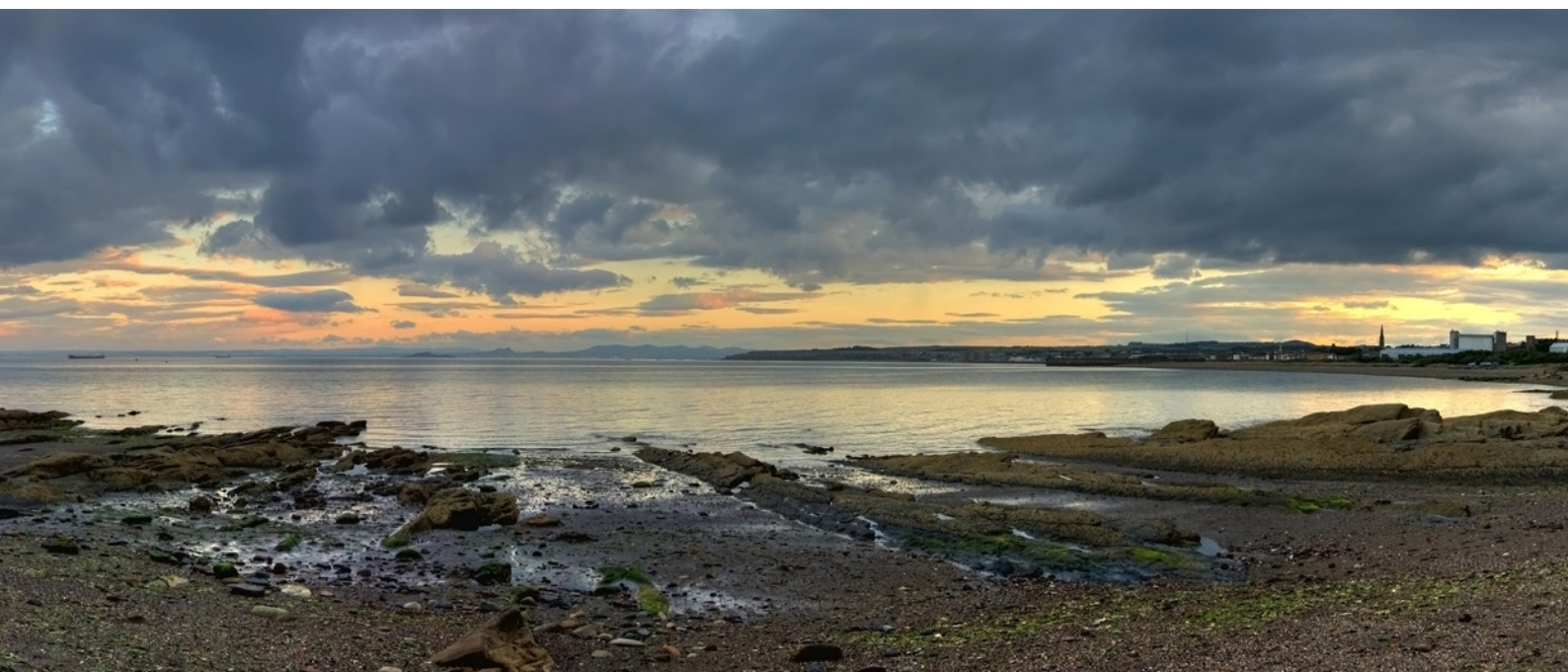
En-suite	2.50m (8'2") x 0.90m (2'11")
Bedroom 2	4.30m (14'1") x 4.00m (13'1")
En-suite	3.00m (9'10") x 1.70m (5'7")
Bedroom 3	4.00m (13'1") x 2.00m (6'7")
En-suite	2.40m (7'11") x 0.90m (2'11")
Bedroom 4	4.00m (13'1") x 4.00m (13'1")
En-suite	2.40m (7'11") x 0.90m (2'11")
Garage	6.10m (20') x 5.80m (19')

Gross internal floor area (m²): 247m²
EPC Rating: D



THE LOCATION

Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College.





A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre on the High Street, along with independent shops, and the large retail Park. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with a rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park has a cricket club, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.



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