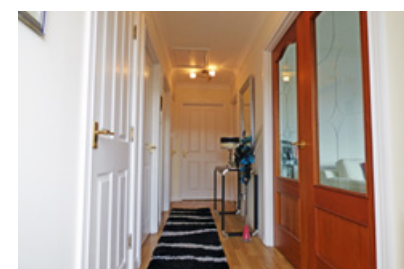




3 Alford Gardens, Kirkcaldy, Fife, KY2 6FD

Beautifully presented DETACHED BUNGALOW forming part of a small development within close proximity to local amenities. The property which is freshly decorated throughout benefits from gas central heating and double glazing and comprises entrance hallway, spacious lounge with French doors, recently fitted modern dining kitchen with integrated appliances and French doors which give access to the rear garden, two double bedrooms, recently fitted modern shower room. There are low maintenance gardens with wheelchair access to the rear, a single garage and a driveway which provides ample off street parking. There is a Forest Craft summer house which is available for sale by separate negotiation. There is local shopping to suit everyday requirements within very close proximity to the property itself with more extensive shopping and recreational facilities available at Kirkcaldy town centre. The town has its own mainline railway station making this an ideal location for the commuter. There are good links to the motorway system allowing Dundee, Glenrothes, Dunfermline and Edinburgh all to be reached within a comfortable drive. In addition to this there is a good local bus route.

- Ent hall
- Lounge
- Mod Ftd Kit
- 2 Dbl bedrms
- Mod Shwrrm
- GCH DG
- Gdns
- Grge & Drive
- EPC - C



3 Alford Gardens, Kirkcaldy, Fife, KY2 6FD

Room Dimensions

Lounge	5.36m x 3.68m	(17'7" x 12'1")
Dining Kitchen	5.41m x 3.65m at widest	(17'9" x 12'0" at widest)
Bedroom 1	4.06m x 3.35m at widest	(13'4" x 11'0" at widest)
Bedroom 2	3.99m x 3.26m at widest	(13'1" x 10'8" at widest)
Shower Room	1.72m x 1.90m	(5'8" x 6'3")

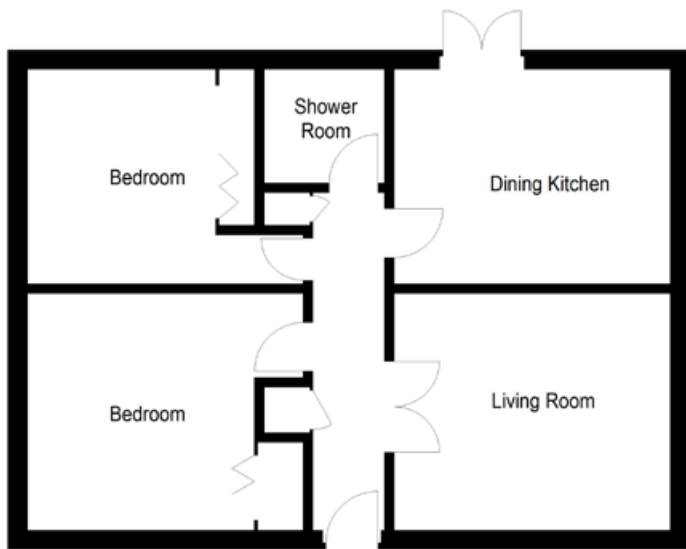


Illustration for identification purposes only, measurements are approximate, not to scale.
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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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