



Thorntons 
The right way to move

10 Blair Place Kirkcaldy

Fife, KY2 5SQ



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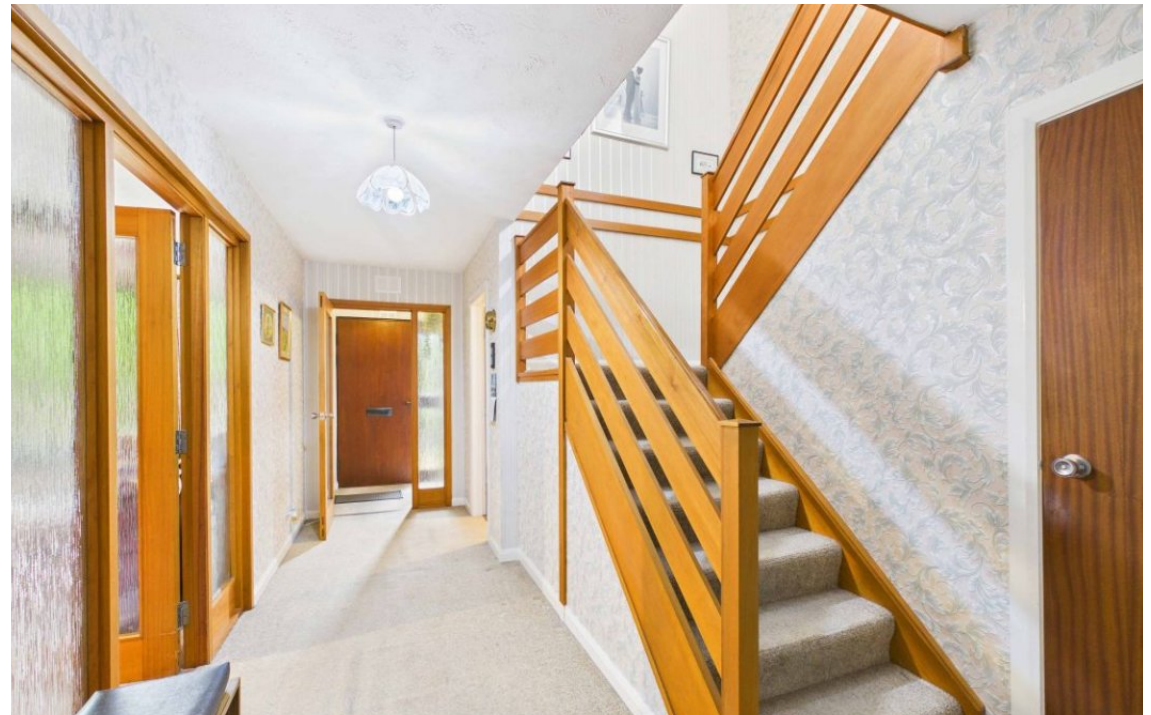


Property Summary

Set within an established residential setting in Kirkcaldy, 10 Blair Place is a substantial four-bedroom and two reception room, detached house, offering generous family accommodation over two floors, with a wrap-around garden, driveway parking, and a double garage. The front door opens into a vestibule, leading to a cloakroom and guest WC, and the reception hallway (with fitted storage) where stairs lead to the first floor bedrooms. Overlooking the front garden is a spacious living room with a large window, while at the rear is a formal dining room neighbouring the kitchen. The sizable kitchen offers breakfasting seating, as well as ample Shaker-style fitted wall and base units. Supplementing the kitchen is a utility room with direct rear garden access.

Features

- Substantial, detached house in a leafy part of Kirkcaldy
- Generous family accommodation, arranged over two floors
- Vestibule and welcoming hall with stairs and storage
- Cloak room leading to a guest WC
- Spacious living room with a large window overlooking the garden
- Formal dining room offering flexibility with rear garden views
- Fully fitted Shaker kitchen with breakfast seating space
- Separate utility room with rear garden access
- First floor landing with storage plus attic storage space
- Four double bedrooms, three with fitted wardrobes
- En-suite shower room and a separate modern shower room
- Driveway giving access to a double garage with store room
- Private and established wrap-around gardens
- Gas central heating and double glazing



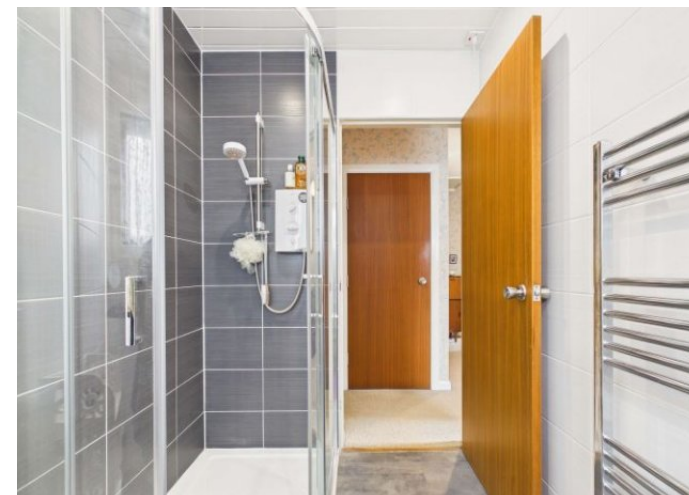












Upstairs, there are four double bedrooms, three with fitted storage and one with an ensuite shower room, providing flexible space for family life, guests or home working. A separate modern shower room, leading from the landing (with storage and attic access), completes the first-floor accommodation.

Outside, the house enjoys the mature and private wrap-around garden grounds with areas laid to lawn bordered by box hedging and a wooded area. To the front is a paved driveway leading to a double garage with a store room and rear door garden access. Extras: all fitted floorcoverings, light fittings, kitchen appliances, and garden shed are included in the sale.



[Click here to take a virtual tour](#)





Kirkcaldy, Fife

Positioned on the rugged east coast of Fife and looking out over the Firth of Forth, the popular town of Kirkcaldy is affectionately known as the 'Lang Toun' owing to its early origins as just one long street.

Further development of the town was driven by its rich manufacturing industry, the most successful of which was the production of linoleum.

Today Kirkcaldy is one of the largest towns in Fife, with excellent services and amenities, cultural attractions, outdoor pursuits and transport links. The thriving town centre, which runs parallel to the picturesque esplanade, boasts an array of local shops and high-street stores, plus a selection of supermarkets, an indoor market and two shopping centres.

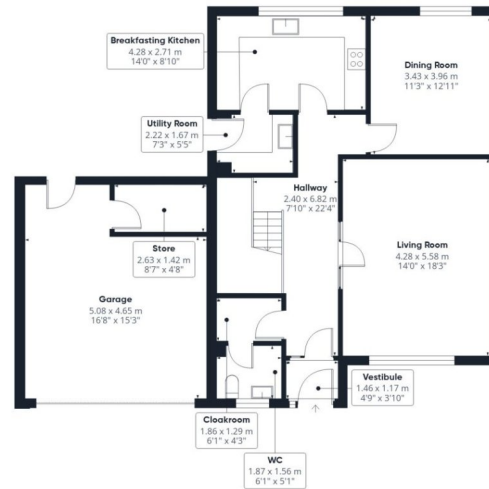
For sport and leisure, there are several gyms and sports centres, not to mention the plethora of outdoor activities right on its doorstep: from relaxed rounds of golf at Kirkcaldy Golf Club, to exploring the nearby Lomond Hills Regional Park and Loch Leven Nature Reserve. For cultural attractions, Kirkcaldy Galleries houses the town library, museum and art gallery, while the Adam Smith Theatre hosts a full programme of theatre, live music and cinema all year round.

Popular with families, Kirkcaldy is served by several primary and secondary schools, and is also well placed for a range of independent schooling options from nursery to senior level.

The town is also ideal for commuters, owing to its convenient road and rail links throughout Fife and the Lothians.



Floorplan



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Approximate total area^m
175.1 m²
1884 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTYS STUDIOS



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