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Property 1, Drill Hall, South Street, Falkland

Offers over £195,000

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- Property Ref : NF
- Property Type : Semi-detached
- Public Rooms : 2
- Bedrooms : 3
- Garage : no
- Garden : yes
- CALL TO ARRANGE A PRIORITY VIEWING NOW. THIS IS A UNIQUE PROPERTY WHICH MUST BE VIEWED TO FULLY APPRECIATE THE LEVEL OF ACCOMMODATION BEING OFFERED.

We are pleased to offer for sale a very special, stylish and completely unique semi detached town house property contained within the newly completed redevelopment of the former drill hall in South Street. To the rear there are views over the historic village and Falkland Palace itself. Completed to a very high standard. The magnificent quality of the finishings, unique layout and interior accommodation offered require to be viewed to be completely appreciated. The accommodation comprises : on the ground floor - entrance hall, bedroom 1, bedroom 2 and a shower room; an additional room which could be used for a multitude of purposes including a playroom, study or additional living area, an adjacent storage room and a further cloakroom / wc. On the first floor - spacious lounge, dining and kitchen area, laundry room and cloakroom /wc. On the gallery floor - bedroom 3 with library area and an ensuite shower room. Off street parking and a small attractive garden to the front.

ACCOMMODATION

- HALL
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- STUDY / PLAYROOM
- CLOAKROOM / WC
- LOUNGE AND OPEN PLAN LUXURY KITCHEN
- LAUNDRY ROOM
- FURTHER CLOAKROOM /WC
- GALLERY WITH ADDITIONAL MASTER BEDROOM AND LIBRARY AREA
- EN SUITE SHOWER ROOM
- OFF STREET PARKING
- SMALL FRONT GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- MANY HIGH QUALITY EXTRAS

OFFERS OVER £195 000

GROUND FLOOR LEVEL

HALL 5.7m x 2m (18'8" x 6'7")

Entrance hall, yellow pine flooring, open tread stairs leading to the upper levels. Hall has access off to two double bedrooms and a luxury bathroom with fittings from the exclusive Porcelanosa range. Ample

storage space.

BEDROOM 1 3.98m x 3.72m (13' x 12'2")

Spacious double bedroom with double fitted wardrobes with luxury glass sliding doors. Ash finishings and stainless steel sockets and light switches. Ample space for free standing bedroom furniture. Window overlooking the front of the property.

BEDROOM 2 4.2m x 3.3m (13'9" x 10'10")

Further spacious double bedroom with fitted wardrobes also with luxury glass sliding doors. Ash finishings with stainless steel sockets and light switches. Ample space for free standing bedroom furniture. Window overlooking the rear of the property.

SHOWERROOM 3m x 1.53m (10' x 5')

Luxury tiles and sanitary wear from the exclusive Porcelanosa range.

STUDY / PLAYROOM 6.26m x 2.16m (20'7" x 7'1")

This is a versatile, useful ground floor room which could be used for a multitude of purposes including a child's play area, a further bedroom, additional living space or a study / work area. There is a window to the side of the house. This area is further enhanced by the addition of a large walk-in storage cupboard / dressing room to the rear (measuring 1.25m x 1.73m (4'1" x 5'8")).

CLOAKROOM / WC 3.35m x 1.25m (11' x 1.25m)

Functional, attractive area located near the entrance to the property, with two windows to the side and front.

FIRST FLOOR**HALL** 5.7m x 2m (18'8" x 6'7")

This provides access via ash double sliding doors to a spacious open plan lounge and onto the open plan luxury kitchen and also to the cloakroom / wc. Open tread stairs lead to the gallery level.

OPEN PLAN LOUNGE AND LUXURY KITCHEN 8.78m x 3.63m (28'10" x 11'11")

With windows overlooking the front and rear of the property. Lounge window to the front is the original arched window and is an attractive feature. In the spacious kitchen area there is a supply of both base and wall mounted luxury units with colour co-ordinated worktop surfaces. Integrated stainless steel gas hob, electric oven and overhead extractor hood. Inset stainless steel sink with mixer tap left hand drainer. Associated splashback tiling. Integrated fridge freezer and dishwasher. Ample space for lounge and dining furniture. Ceiling downlighters and wall lights. Wall mounted radiators.

LAUNDRY ROOM 1.51m x 1.24m (4'11" x 4'1")

A functional service room providing for storage and with an additional worktop surface. Plumbed in washing machine. Extractor fan. Ceiling lights. Wall mounted Combie Boiler.

CLOAKROOM/WC 1.98m x 1.65m (6'6" x 5'5")

Two piece white suite comprising of designer wall hung WC, concealed cistern and an attractive wash hand basin. Fully tiled. Large feature mirror. Extractor fan. Ceiling downlighters. Radiator.

GALLERY FLOOR**MASTER BEDROOM** 3.48m x 3.41m (11'3" x 11'2")

With en suite. Velux window overlooking the rear of the property and providing panoramic views over Falkland Palace, the village itself and the countryside beyond. Ample space for free standing bedroom furniture. Ceiling light. Wall mounted radiator. Open plan gallery and library area with void overlooking the lounge below. Open plan onto

OPEN PLAN STUDY / LIBRARY AREA 3.77m x 1.38m (12'3" x 4'6")

EN SUITE 2.03m x 2.28m (6'8" x 7'6")

En suite shower room accessed from the master bedroom. Low flush WC, pedestal wash hand basin and shower cubicle. Extractor fan. Ceiling downlights. Wall mounted radiator. Ceramic floor tiling.

GARDEN AND PARKING

There is a small garden and off street parking area to the front of the property.

WINDOWS

Double glazing

HEATING

Gas central heating.

ALARM

The house is fully alarmed.

EXTRAS

Extras to be included in the sale are: all downlights, washing machine, dishwasher, fridge freezer, integrated gas hob, electric oven and extractor hood.

VIEWINGS

By appointment through Fords Solicitors 15 Tolbooth Street, Kirkcaldy, Fife.
Please contact on 01592 640630.

Office hours: Monday – Friday 9.00am – 5.00pm

Saturday 10.00am – 12.00pm

Please note that our office is closed between 1.00pm – 2.00pm Monday to Friday for lunch.

Whilst every care has been taken preparing these details, no guarantee can be given as to the accuracy of these particulars and they shall not form part of any contract. Prospective purchasers should satisfy themselves as to all the details contained within.

All measurements are approximate and are by Sonic measuring device.

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If you wish to arrange to view this property or require any further information or advice, please contact Fords, solicitors and estate agents using the contact details above.



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Front



Lounge



Palace Views



Kitchen



Bedroom



Cloakroom



Shower Room



Gallery