



**Stevenson Marshall**  
Property & Law

50 Barassie Drive  
Kirkcaldy, KY2 6HN

Offers over £170,000



## 50 Barassie Drive, Kirkcaldy

A modern semi detached villa with generous gardens to front and rear.

There is a good internal layout which includes a reception hallway, lounge, dining room, kitchen, upper landing, three bedrooms and bathroom.

Gas central heating and double glazed windows are installed and there is excellent storage and pleasant outlooks.

Lounge 4.15m x 4.10m (13'7 x 13'5)  
Dining room 3.40m x 2.71m (11'0 x 8'11)  
Kitchen 3.46m x 2.42m (11'4 x 7'11)  
Upper landing  
Bedroom 1: 3.49m x 3.27m (11'5 x 10'9)  
Bedroom 2: 4.04m x 2.48m (13'3 x 8'1)  
Bedroom 3: 3.50m x 2.31m (11'6 x 10'10)  
Bathroom: 2.31m x 1.31m (7'7 x 4'4)

The property benefits from mature garden grounds to front and rear which feature lawn, shrubs, trees, generous patio and maximum privacy. The garage and driveway provide ample off street parking for several vehicles.

Barassie Drive is located off the B981 (Chapel Level), close to a wide range of services including shopping, banking, schools and a host of recreational facilities. For the commuter Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns and beyond. A regular bus service operates.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.