



24 CHURCH STREET

KIRKCALDY, KY1 2AD

£82,500
FREEHOLD

New for sale a Superb Traditional Lower Flat modernised throughout to a high standard in popular location. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious starter home close Ravenscraig Park & Coastal Path comprising Vestibule - Entrance Hall - Sitting Room wit Wood Burning Fireplace - Two Double Bedrooms - Modern Fitted Kitchen - Modern Bathroom/WC. Benefitting from DG- GCH - EPC D - HOME REPORT £87,000. Externally walled front garden, rear/ side garden with 2 stores. Cellar under stairwell & shared drying area. View Now!



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FULL DESCRIPTION

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LOCATION

Kirkcaldy is situated adjacent to the A92 road network providing commuting links to Dundee - Perth - Aberdeen - Edinburgh - Glasgow & Beyond with Rail Links provided at Kirkcaldy Mainline Station. Kirkcaldy has many historical links with the Linoleum industry & Adam Smith the well known Economist during the Enlightenment Period. A wealth of Primary & Secondary Schooling facilities are offered. An abundance of local & retail shopping outlets for all tastes & Kirkcaldy Leisure Centre providing recreational facilities for all. Beach & many walks along the waterfront are offered. Golfing catered for at Dunnikier Golf Club & Kirkcaldy Golf Club.

VESTIBULE

Security door. Cloaks facility. Glazed internal door to hall.

ENTRANCE HALL

'L' shaped welcoming entrance. Feature half panelled wall. High ceiling. Depp store cupboard & shelved recess. Oak wood floor.

SITTING ROOM

Beautifully finished with wood burning fireplace. Shelved alcove with wood store. SG Sash/ Case window. High ceiling. Oak wood floor.

MODERN KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop, inset sink. Integrated Induction hob, oven. Fridge Freezer. 2 DG windows to rear. Downlighting. Security door.

BEDROOM 1

Generous main double bedroom. SG Sash / Case Window with secondary glazing. High ceiling. Shelved recess. Carpet.

BEDROOM 2

Bright second double bedroom currently utilised as a dressing room. SG Sash/ Case window with Secondary glazing. High ceiling. Oak wood floor.

MODERN BATHROOM

Features shower bath with over head electric shower, clear screen. Wash hand basin, low level wc. Frost SG window. Downlighting.

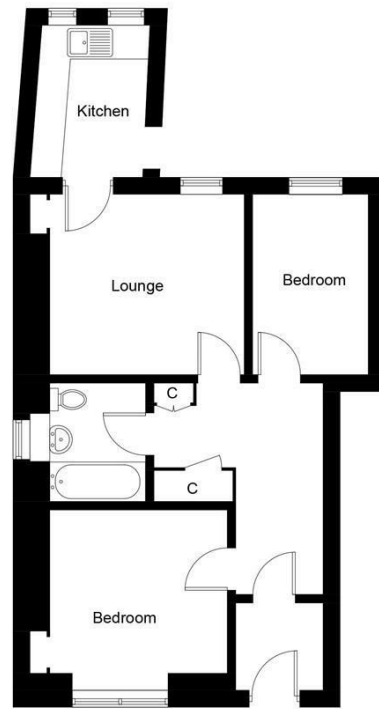
EXTERNAL



Walled front garden with artificial turf bordered by bark. Ro rear stone chipped side garden leading to 2 stores. Additional store under stairwell, bin store area & shared drying green.

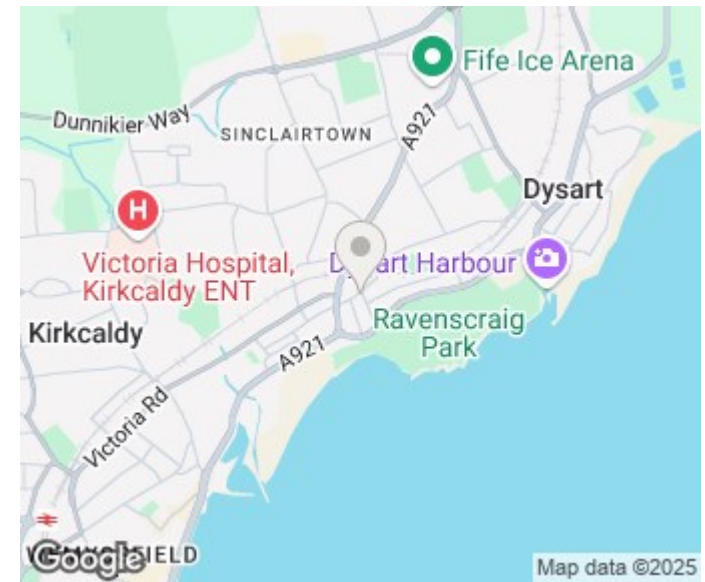
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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1167541)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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