



CUMBRAE COURT KIRKCALDY | OFFERS OVER £120,000

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CUMBRAE COURT

KIRKCALDY

£120,000

AMAZING RESULTS!™ Estate Agents Introducing an exquisite three-bedroom terraced home, perfect for first-time buyers, investors, and those looking to upsize or downsize. This charming property offers comfortable living spaces, complete with a fantastic attic conversion, providing a unique opportunity to create a customisable haven.

DESCRIPTION:

Introducing a charming 3-bedroom terraced home in the highly sought-after location of 6 Cumbrae Court, Kirkcaldy, Fife, KY2 6SH. This delightful property is perfect for first-time buyers, investors, or those looking to downsize or upsize their living arrangements.

Upon entering this lovely home, you are greeted with a welcoming hallway featuring a convenient storage cupboard, perfect for keeping your everyday essentials organised. The lounge boasts a beautiful bay window, allowing an abundance of natural light to fill the room and providing a picturesque southern aspect view. With gas heating and double glazing throughout, this home offers a warm and comfortable environment all year round.

The modern fitted kitchen includes a dining area, creating an ideal space for entertaining family and friends. Ascending to the first floor, you'll find two bedrooms accompanied by a modern family bathroom, complete with a shower over the bath. The property also benefits from a clever attic conversion, accessible via a staircase leading to an additional third bedroom. This versatile space could be utilised as a home office, playroom or cosy guest room.

Outside, you will find on-street parking bays situated within the quiet cul-de-sac.

The property is complemented by its well-maintained gardens, featuring areas laid to lawn both at the front and rear, perfect for enjoying outdoor activities with family and friends.

Located in the heart of Kirkcaldy, this terraced home gives access to local amenities, schools, and excellent transport links, making it an ideal base for your family.

Don't miss the opportunity to make this charming terraced home your own. Contact us today to arrange a viewing and take the first step towards making 6 Cumbrae Court your new address.

- Hall
- Lounge: 14'5" x 11' (4.39m x 3.35m)
- Kitchen: 21'4" x 6'11" (6.50m x 2.11m)
- Bedroom 1: 14'6" x 9' (4.42m x 2.74m)
- Bedroom 2: 10'9" x 9' (3.28m x 2.74m) Longest by widest.
- Bedroom 3: 17'5" x 11' (5.31m x 3.35m) Longest by widest
- Bathroom: 7'2" x 5'5" (2.18m x 1.65m)

SITUATION:

The coastal town of Kirkcaldy is a major service centre for the central Fife area. Here are just some benefits of the town; a theatre, museum and art gallery, public parks, shopping centre, retail park, hospital, railway station and an ice rink. Kirkcaldy is also known as the birthplace of social philosopher and economist Adam Smith. For those who like the fresh air, you can take a walk along the beach or enjoy the woodland walks and formal gardens at the Beveridge Park. Ravenscraig Park is located in the east of the town, connects up to the Fife Coastal Path and is home to the ancient Ravenscraig Castle. The town is ideal for commuters with the convenient road and rail links throughout Fife and the Lothians.

KEY FEATURES:

- Popular Location
- Cu-De-Sac Setting
- Attic Conversion
- 3 Bedrooms
- Fitted Kitchen
- South Facing Aspect
- GH & DG
- EER: D
- Council Tax Band B

EXTRAS:

All fitted floorcoverings, light fittings and integrated appliances are included within the purchase price.

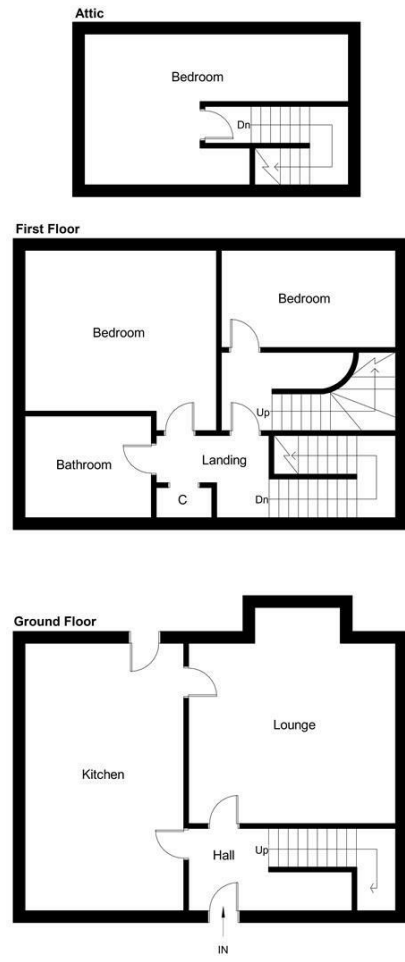
ARRANGE A VIEWING:

Viewing by appointment only, please call your Estate Agent Kevin Jenkins to see this home. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online, please visit AMAZING RESULTS!™ website.

WHAT'S YOUR PROPERTY WORTH?

Find out in a few clicks at AMAZINGRESULTS.com. If you're looking for a more accurate valuation for today's market, please call your Estate Agent, Kevin Jenkins, for a free market appraisal and professional valuation. 01383 699000. Open 8am-8pm.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC	61	77
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC	58	75

To view this property call Kevin Jenkins on 01383 699000



Kevin Jenkins
Professional Estate Agent - Dunfermline

01 383 699000 (office)
07930 179609 (mobile)

kevin@AMAZINGRESULTS.com



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Viewing is strictly by appointment through your local Agent on 01 383 699000. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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