

37 CAMPSIE CRESCENT

KIRKCALDY, KY2 6BY

£115,000
FREEHOLD

Nestled in the charming Campsie Crescent of Kirkcaldy, this mid-terraced villa from the 1950s offers a delightful living opportunity. Boasting a generous 1,022 sq ft, this property features three cosy double bedrooms, perfect for a growing family or those in need of extra space. As you step inside, you are greeted by a warm lounge that seamlessly flows into a dining room and kitchen. The property also includes a well-maintained bathroom, ensuring convenience for all residents. With double glazing and gas central heating, EPC C. Outside, there are enclosed gardens to front & rear. This property is truly an ideal starter home for those looking to embark on their property ownership journey.



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37 CAMPSIE CRESCENT

- SPACIOUS MID TERRACED VILLA • THREE DOUBLE BEDROOMS • LOUNGE & DINING ROOM • DG - GCH - EPC C • ENCLOSED GARDENS • FITTED KITCHEN & APPLIANCES • BATHROOM/WC WITH MIRA SHOWER • IDEAL STARTER HOME



FULL DESCRIPTION

Nestled in the charming Campsie Crescent of Kirkcaldy, this mid-terraced villa from the 1950s offers a delightful living opportunity. Boasting a generous 1,022 sq ft, this property features three cosy double bedrooms, perfect for a growing family or those in need of extra space. As you step inside, you are greeted by a warm lounge that seamlessly flows into a dining room and kitchen. The property also includes a well-maintained bathroom, ensuring convenience for all residents. With double glazing and gas central heating., EPC C. Outside, there are enclosed gardens to front & rear. This property is truly an ideal starter home for those looking to embark on their property ownership journey.

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.

ENTRANCE HALL

Welcoming entrance leads to all accommodation on 2 levels. Fuse box housed.

LOUNGE

Bright public room linking with separate dining room. DG window to front. Carpet.

DINING ROOM

Flexible room with access to lounge & kitchen. DG window to rear. Carpet.

KITCHEN

Well proportioned with range of wall & base cabinets, wipe clean worktop, inset sink & mixer tap. Integrated gas hob, oven. Appliances to include washing machine, fridge & freezer. DG window to rear.

REAR HALL

Store cupboard. Security door to garden.

STAIRS TO FIRST FLOOR LANDING

DG window. Loft access.

BEDROOM 1

Good size double bedroom with single wardrobe. DG window to front.

BEDROOM 2

Generous second double bedroom with triple wardrobes. 2 DG windows to front.

BEDROOM 3

Bright third double bedroom. Store cupboard. DG window to rear.

BATHROOM/WC

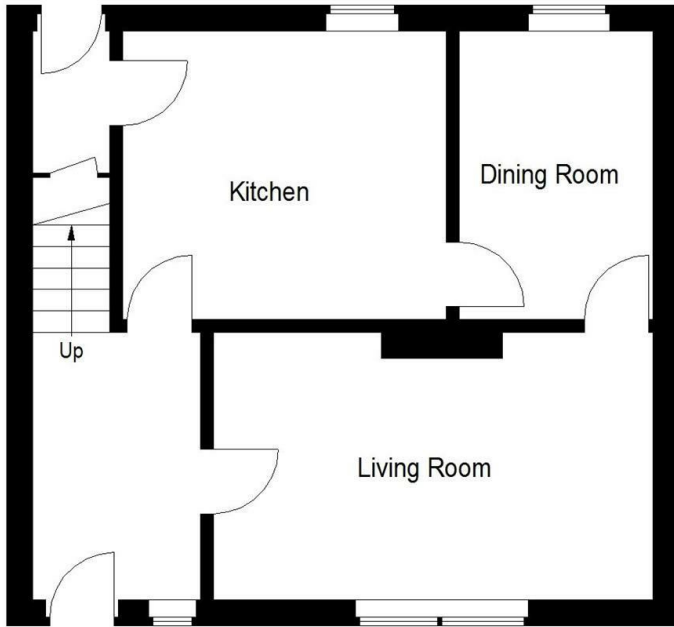
Comprising bath with Mira overhead shower, clear screen. Wash hand basin. Low level wc. Tiled walls. Frost DG window.

EXTERNAL

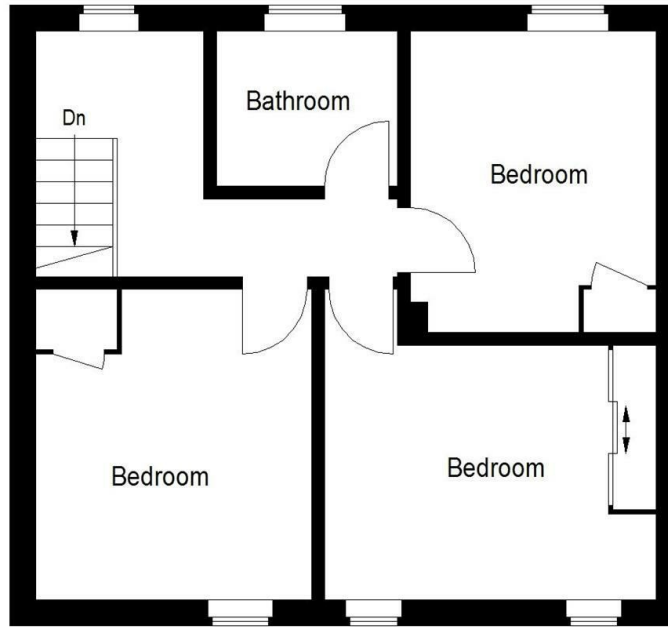
Well maintained gardens to front fence enclosed & stone chipped. To rear a generous fence enclosed garden with lawn, paved patio, bordered by plants & shrubs.

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095977)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(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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