



6C OSWALDS WYND KIRKCALDY, KY1 2RR

£525 PER MONTH

Award Winning Home Sweet Home Estate Agents Fife are pleased to offer to the market To Let & available now a spacious Traditional Top Floor Flat in Central Town Location with Off Street Parking. Comprising Entrance Hall - Spacious Lounge (part furnished) - Fitted Kitchen & Appliances - Double Bedroom (part furnished) - Bathroom with electric shower. Externally residents off street parking to rear. Single Glazed - GCH - EPC D. LRN 386810/250/22221 - LARN2103004. No pets - No Smokers - No Children.



home sweet home
estate agents
your local property experts

6C OSWALDS WYND

- SPACIOUS TRADITIONAL TOP FLOOR FLAT • PART FURNISHED • BRIGHT LOUNGE • KITCHEN WITH APPLIANCES • DOUBLE BEDROOM PART FURNISHED • BATHROOM WITH ELECTRIC SHOWER • SG- GCH - EPC D - LRN386810/250/22221 - LARN2103004 • OFF STREET PARKING • AVAILABLE NOW! • NO PETS - NO SMOKERS - NO CHILDREN



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.

SECURE RESIDENTS ENTRANCE

Security door with stairwell to top floor.

ENTRANCE HALL

Security door. High ceiling. Smoke detector. Deep store cupboard.

LOUNGE

Spacious sitting room. 2 SG sash & case windows. Electric fireplace. Part furnished. Carpet.

KITCHEN

Modern wall & base cabinets, wipe clean worktop surface, inset sink. Integrated gas hob, oven. Fridge/ Freezer - Washing Machine. SG sash & case window. Smoke / Heat detector.

DOUBLE BEDROOM

Good size double bedroom part furnished. Double wardrobe. Boiler housed store cupboard. High corniced ceiling. Carpet.

BATHROOM/WC

Comprising bath with over head electric shower, clear screen. Wash hand basin. Low level wc. Extractor fan.

OFF STREET PARKING

Residents off street parking area to rear.

6C OSWALDS WYND





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(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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