



## 19 LAWSON GARDENS

KIRKCALDY, KY1 2DH

£105,000  
FREEHOLD

New for sale a spacious move in condition starter home in small cul de sac lettings compliant. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a Mid Terraced Villa comprising: Entrance Hall - Lounge/ Diner - Fitted Kitchen & Appliances - Two Generous Double Bedrooms - Modern Bathroom/WC. Benefitting from DG - GCH - EPC C. HOME REPORT £110,000. Early viewing highly recommended.



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your local property experts



# 19 LAWSON GARDENS

- WELL PRESENTED MID TERRACED VILLA • PRIVATE ENCLOSED GARDEN • TWO GENEROUS DOUBLE BEDROOMS • SPACIOUS LOUNGE/ DINER • FITTED KITCHEN & APPLIANCES • MODERN BATHROOM/WC • SMALL CUL DE SAC • LETTING COMPLIANT • IDEAL STARTER HOME • VIEW NOW - HOME REPORT £110,000



## FULL DESCRIPTION

New for sale a spacious move in condition starter home in small cul de sac lettings compliant. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a Mid Terraced Villa comprising: Entrance Hall - Lounge/ Diner - Fitted Kitchen & Appliances - Two Generous Double Bedrooms - Modern Bathroom/WC. Benefitting from DG - GCH - EPC C. HOME REPORT £110,000. Early viewing highly recommended.

## 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 with deep under stairs storage housing new consumer unit. Tiled floor.

## GENEROUS LOUNGE/ DINER

Well proportioned main public room with DG window

to front, DG patio doors to enclosed rear garden. Glazed serving hatch with kitchen. Laminate floor.

## FITTED KITCHEN

Fitted with range of modern style wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap, Integrated appliances to include electric cooker, fridge freezer, washing machine. DG window to rear. Security door.

## STAIRS TO FIRST FLOOR LANDING

Loft access.

## BEDROOM 1

Generous main double bedroom, deep store cupboard housing boiler. DG window to front with treen lined aspect. Carpet.

## BEDROOM 2

Good size second double bedroom with fitted wardrobes running width of room. DG window to rear. Laminate floor.

## BATHROOM/WC

Modern suite features bath with rainfall shower with separate spray attachment. Screen. Wash hand vanity unit. Low level wc. Wet wall splashback to walls. Downlighting. Frost DG window. Chrome towel radiator.

## FRONT GARDEN

Low maintenance paved front garden with tree lined aspect.


## REAR GARDEN

Generous fence enclosed garden. Paved patio & path. Lawn. Timber shed. Vehicle access to rear to potentially create a driveway subject to planning permission.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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

Home Sweet Home Estate Agents Fife  
 Sales  
 86 High Street  
 Markinch  
 Fife  
 KY7 6DQ

01592 725370  
 info@homesweethomemoves.co.uk  
 www.homesweethomemoves.co.uk

