



33 ST. KILDA CRESCENT

KIRKCALDY, KY2 6DP

£100,000
FREEHOLD

New for sale a spacious mid terraced villa ideal for first time buyers. Award Winning Home Sweet Home Estate Agents Fife are pleased to Offer for sale and ideal starter home comprising: Entrance Hall - Lounge/ Diner with media wall - Kitchen - Two Double Bedrooms/Dressing Area - Modern Bathroom - Floored Loft. Externally private enclosed garden, off street parking space to rear & additional Monoblock front garden ideal for parking further 2 cars (no dropped kerb). Benefitting from DG- GCH - EPC D - Home Report £115,000.



home sweet home
estate agents
your local property experts

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- xx new price xx SPACIOUS MID TERRACED VILLA • 2 DOUBLE BEDROOMS & DRESSING AREA • DG- GCH - EPC D- HOME REPORT £115,000 • SPACIOUS LOUNGE DINER WITH MEDIA WALL • KITCHEN - MODERN BATHROOM/WC • ENCLOSED GARDEN • OFF STREET PARKING & MONO BLOCK FRONT GARDEN • IDEAL STARTER HOME



FULL DESCRIPTION

xx new price xx New for sale a spacious mid terraced villa ideal for first time buyers. Award Winning Home Sweet Home Estate Agents Fife are pleased to Offer for sale and ideal starter home comprising: Entrance Hall - Lounge/ Diner with media wall - Kitchen - Two Double Bedrooms/Dressing Area - Modern Bathroom - Floored Loft. Externally private enclosed garden, off street parking space to rear & additional Monoblock front garden ideal for parking further 2 cars (no dropped kerb). Benefitting from DG- GCH - EPC D - Home Report £115,000.

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

Security door. Tiled floor.

LOUNGE/ DINER

Generous well presented public room with feature media wall, alcoves with recessed lighting. DG window to front & rear. Downlighting. Laminate floor.

KITCHEN

Wall & base cabinets, wipe clean worktop, inset sink. DG window to rear. Security door. Tiled floor.

STAIRS TO FIRST FLOOR LANDING

Store cupboard housed.

BEDROOM 1

Double bedroom. Store cupboard. DG window to rear.

BEDROOM 2

bright second double bedroom. DG window to front.

DRESSING ROOM

Versatile space forming part of partitioned bedroom. DG window to front. Boiler housed in cupboard & staircase to Attic.

FLOORED ATTIC

Flexible space accessed from fixed staircase, storage along eaves. .DG skylight window. Currently utilised as 3rd bedroom by the seller.

BATHROOM/WC

Modern suite to include bath with rainfall shower, separate spray attachment, clear screen. Wash hand basin. Low level wc. Tiled floor & wall. Frost DG window. Chrome towel radiator.

FRONT/ PARKING

Mono block paved front garden provides off street parking (No dropped kerb)

REAR GARDEN

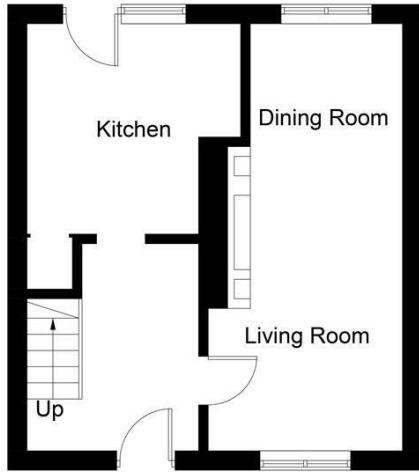
Private south facing garden. Paved patio, lawn. Shed.

OFF STREET PARKING

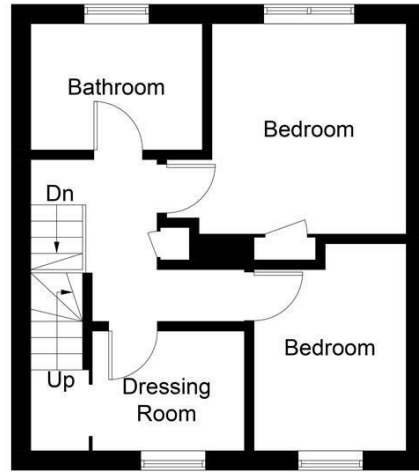
To rear of garden laid with hard core provides off street parking via adopted road to rear.

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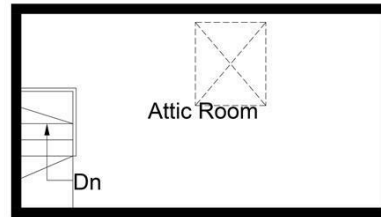




Ground Floor



First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125207)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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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