



## 91 CRAIGEARN AVENUE

KIRKCALDY, KY2 6YS

£105,000  
FREEHOLD

New for sale a stunning modernised main door ground floor Apartment in small private cul de sac within a sought-after residential area. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a spacious starter home in move in condition comprising Vestibule - Spacious Lounge - Modern Fitted Kitchen & Appliances - Two Bedrooms - Modern Bathroom/WC. Benefitting from DG - GCH - EPC C - HOME REPORT £108,000. Externally off-street parking & shared gardens. Viewing Highly Recommended.



**home sweet home**  
estate agents  
your local property experts

# 91 CRAIGEARN AVENUE

- STUNNING MAIN DOOR GROUND FLOOR APARTMENT • TWO BRIGHT BEDROOMS • DG- GCH - EPC C • HOME REPORT £108,000 • SPACIOUS LOUNGE • MODERN FITTED KITCHEN & APPLIANCES • MODERN BATHROOM/WC • OFF STREET PARKING - SHARED GARDEN • SOUGHT AFTER PRIVATE CUL DE SAC • VIEWING HIGHLY RECOMMENDED



## FULL DESCRIPTION

New for sale a stunning modernised main door ground floor Apartment in small private cul de sac within a sought-after residential area. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a spacious starter home in move in condition comprising Vestibule - Spacious Lounge - Modern Fitted Kitchen & Appliances - Two Bedrooms - Modern Bathroom/WC. Benefitting from DG - GCH - EPC C - HOME REPORT £108,000. Externally off-street parking & shared gardens. 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.

## VESTIBULE

Security door. Cloaks facility. Electrics housed. Laminate floor.

## LOUNGE

Spacious main public room with DG window to front. Laminate floor.

## FITTED KITCHEN

Fitted with modern all & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Integrated gas hob, oven, washing machine, fridge freezer. Boiler housed annually serviced, DG window to rear.

## INNER HALLWAY

2 Deep store cupboards.

## MASTER BEDROOM

Good size double bedroom. DG window to front. Carpet.

## BEDROOM 2

Bright single room. DG window to rear. Carpet.

## MODERN BATHROOM/WC

Modern suite to feature bath with over head shower, clear screen - wash hand vanity unit - low level wc. Extractor fan. Vanity mirror with recessed light. Tiled floor & wall.

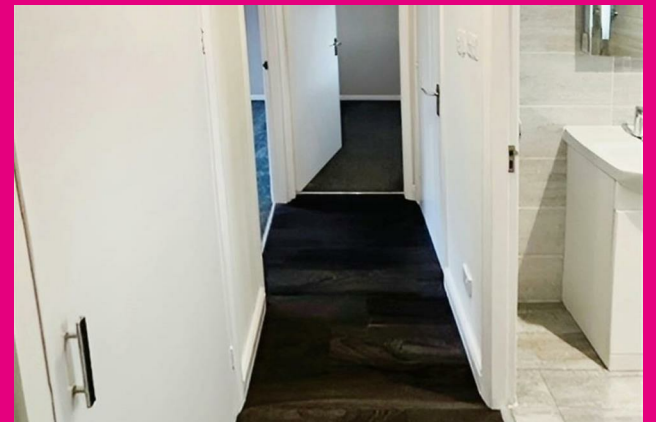
## OFF STREET PARKING

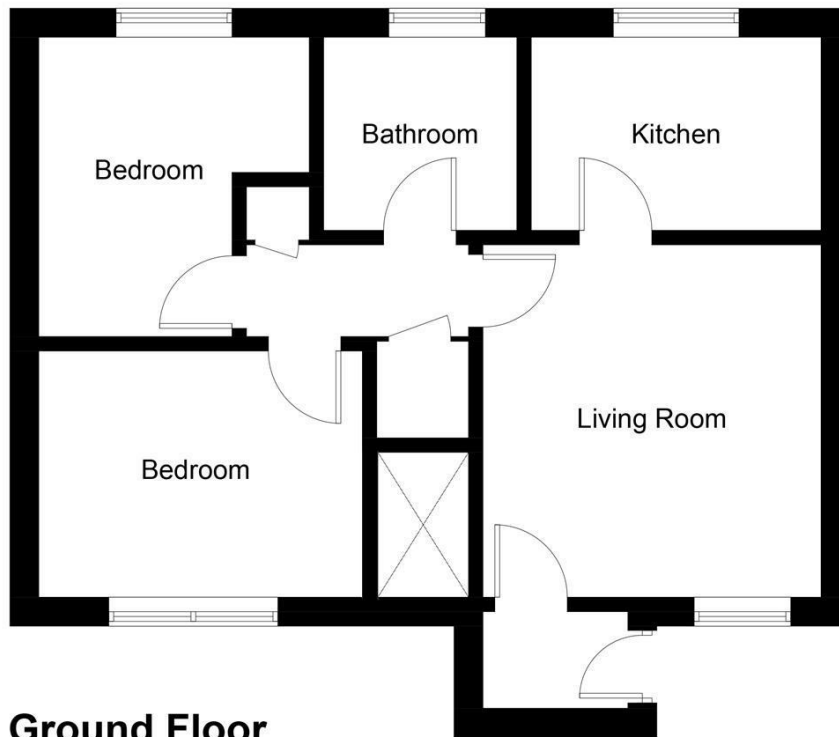
Residents parking provided.

## EXTERNAL

Shared drying area to rear.

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## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1134316)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(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

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