



## 13 KIDD STREET KIRKCALDY, KY1 2ED

**£144,995**  
**FREEHOLD**

XX NEW PRICE XX New for sale an Extended Traditional Mid Terraced Cottage requiring some modernising reflected in the attractive market value. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a deceptively spacious home comprising: Vestibule - Entrance Hall - Sitting Room/ Bedroom 4 - Lounge/ Dining Room - Fitted Kitchen - 3 Double Bedrooms - 4 Piece Family Bathroom. Externally walled front garden & enclosed rear garden with South facing aspect. Benefitting from DG- GCH - EPC D - HOME REPORT £165,000. View Now!



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# 13 KIDD STREET

• EXTENDED TRADITIONAL MID TERRACED COTTAGE • DG- GCH - EPC D - HOME REPORT £165,000 • 3/4 DOUBLE BEDROOMS • DINING ROOM/ LOUNGE - FITTED KITCHEN • 4 PIECE FAMILY BATHROOM • ENCLOSED FRONT & REAR GARDENS • POPULAR LOCATION • SOME MODERNISING REQUIRED.



## FULL DESCRIPTION

New for sale an Extended Traditional Mid Terraced Cottage requiring some modernising reflected in the attractive market value. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a deceptively spacious home comprising: Vestibule - Entrance Hall - Sitting Room/ Bedroom 4 - Lounge/ Dining Room - Fitted Kitchen - 3 Double Bedrooms - 4 Piece Family Bathroom. Externally walled front garden & enclosed rear garden with South facing aspect. Benefitting from DG- GCH - EPC D - HOME REPORT £165,000. View Now!

## 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. Tiled floor.

## ENTRANCE HALL

Deep walk-in store & additional under stairs storage.

## SITTING ROOM/ BEDROOM 4

Flexible public room or further bedroom. 2 Double wardrobes/ stores. DG window to front. High corniced ceiling. Carpet.

## DINING ROOM/ LOUNGE

Good size room linking with kitchen. DG window South facing. Coved ceiling.

## FITTED KITCHEN

Fitted with modern style wall & base cabinets, wipe clean worktop, inset 1.5 sink. Integrated gas hob, oven. Worcester Boiler housed. DG windows to side & rear. Security door.

## 4 PIECE FAMILY BATHROOM

Comprising bath with spray attachment, separate shower, wash hand basin, low level wc. Tiled floor & wall. Frost DG window.

## STAIRS TO FIRST FLOOR LANDING

Deep store on landing.

## BEDROOM 1

Double bedroom. DG window to rear with south facing aspect.

## BEDROOM 2

Second double bedroom. DG window to front.

## BEDROOM 3

Bright 3rd double bedroom. DG window to rear with South facing aspect.

## EXTERNAL



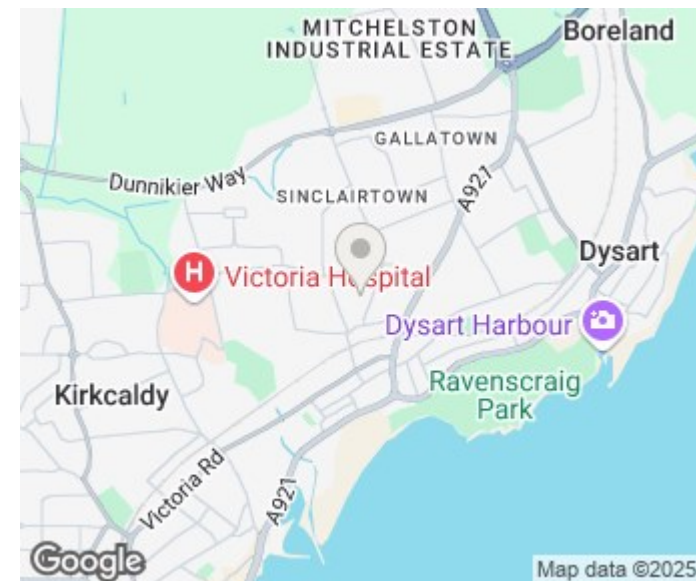
Walled front garden. Enclosed rear enjoys South facing aspect. Paved patio, lawn.

## 13 KIDD STREET





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1175694)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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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