



## 3 REV. SHIRRA STREET

KIRKCALDY, KY2 6ZH

**£120,000**  
**FREEHOLD**

New for sale a beautiful Ground Floor Apartment ideal for first time buyers or those thinking of retirement. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a modern apartment comprising Security Entry - Welcoming Entrance Hall - Spacious Lounge - Modern Breakfasting Kitchen - Two Double Bedrooms - Bathroom/WC. Benefitting from DG- GCH - EPC C - HOME REPORT £125,000. Externally shared gardens & residents/ visitors parking bays provided. View Now!



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**estate agents**  
your local property experts

## 3 REV. SHIRRA STREET

- MODERN GROUND FLOOR APARTMENT • DG-GCH - EPC C - HOME REPORT £125,000 • TWO DOUBLE BEDROOMS • SPACIOUS BAY WINDOW LOUNGE • MODERN BREAKFASTING KITCHEN • BATHROOM/WC • RESIDENTS OFF STREET PARKING • COMMUNAL GARDENS



### FULL DESCRIPTION

New for sale a beautiful Ground Floor Apartment with Bay window frontage ideal for first time buyers or those thinking of retirement situated within the popular Holy Brae development. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a modern apartment comprising Security Entry - Welcoming Entrance Hall - Spacious Lounge - Modern Breakfasting Kitchen - Two Double Bedrooms - Bathroom/WC. Benefitting from DG-GCH - EPC C - HOME REPORT £125,000. Externally shared gardens & residents/ visitors parking bays provided. 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.

### SECURE ENTRY

Security intercom system.

### VESTIBULE

Security door. Feature arch hallway entrance.

### ENTRANCE HALL

Welcoming entrance freshly presented. Deep store housed. Laminate floor.

### LOUNGE

Spacious lounge with feature DG Bay window to front. Coved ceiling. Laminate floor.

### MODERN BREAKFASTING KITCHEN

Fitted with range of modern wall & base cabinets, wipe clean worktop surface, inset 1.5 sink & mixer tap. Integrated gas hob, oven. DG window to rear. Laminate floor.

### MASTER BEDROOM

Spacious main double bedroom with fitted wardrobes. DG window to front. Laminate floor.

### BEDROOM 2

Bright 2nd double bedroom with fitted wardrobe. DG window to rear. Laminate floor.

### BATHROOM/WC

Comprising bath with overhead shower, rail, curtain. Wash hand basin. Low level wc. Frost DG window. Extractor fan.

### COMMUNAL GARDENS

Communal maintained grounds & bin store. Non designated residents & visitors parking bays.



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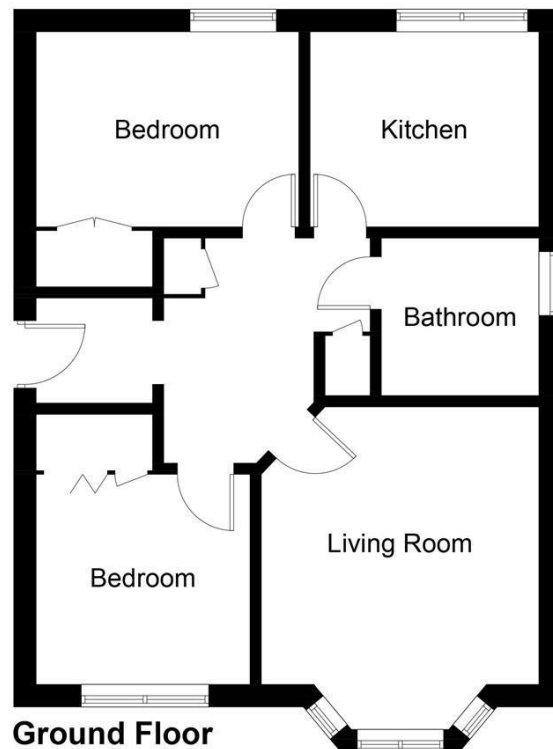
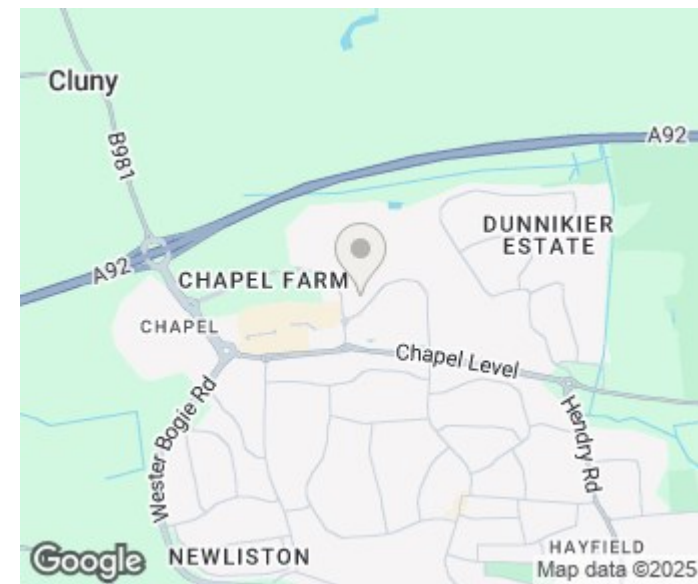


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187933)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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