

12 MALCOLMS MEADOW

KIRKCALDY, KY2 6SN

£137,500
FREEHOLD

New for sale a Modern 1st Floor Apartment with feature Bay window frontage in small private cul de sac. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a Beautifully appointed & spacious home comprising: Communal Landing with store - Entrance Hall - Spacious Bay Window Lounge/ Diner - Modern Fitted Kitchen - Three Double Bedrooms Master En-Suite - Modern Bathroom. Benefitting from DG- GCH - EPC B - HOME REPORT £140,000. Externally maintained shared ground & designated off street parking. Factor & Greenbelt approx £100 per month combined. Early viewing recommended.



home sweet home
estate agents
your local property experts

12 MALCOLMS MEADOW

- SPACIOUS MODERN FIRST FLOOR APARTMENT • DG-GCH - EPC B - HOME REPORT £140,000 • THREE BEDROOMS MASTER EN-SUITE • BAY WINDOW LOUNGE/ DINER • FITTED KITCHEN & APPLIANCES • BATHROOM WITH SHOWER • DESIGNATED OFF STREET PARKING • SHARED GARDEN & FACTORING • SMALL PRIVATE CUL DE SAC POSITION • VIEW NOW!



FULL DESCRIPTION

New for sale a Modern 1st Floor Apartment with feature Bay window frontage in small private cul de sac. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a Beautifully appointed & spacious home comprising: Communal Landing with store - Entrance Hall - Spacious Bay Window Lounge/ Diner - Modern Fitted Kitchen - Three Double Bedrooms Master En-Suite - Modern Bathroom. Benefitting from DG- GCH - EPC B - HOME REPORT £140,000. Externally maintained shared ground & designated off street parking. Factor & Greenbelt aprox £100 per month combined. Early viewing 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.

COMMUNAL LANDING

Store with meter.

VESTIBULE

Security door.

ENTRANCE HALL

Well presented in neutral tones. Deep store & linen cupboard. Radiator with feature timber cover.

LOUNGE/ DINER

Generously proportioned & flexible space. Feature Bay window with 3 DG windows providing an abundance of natural light. Carpet.

MODERN FITTED KITCHEN

Fitted modern wall & base cabinets, wipe clean worktop, inset sink. Integrated gas hob, oven, fridge freezer & washing machine. Boiler housed. DG window to front.

MASTER BEDROOM

Generous main double bedroom with fitted wardrobes. DG window to rear. Carpet.

EN SUITE SHOWER-ROOM

Comprising double shower with clear screen, wash hand basin, low level wc. Extractor fan. Tiled floor.

BEDROOM 2

Spacious second double bedroom with double wardrobe. DG window to rear. Carpet.

BEDROOM 3

Bright third bedroom ideal home office or nursery. DG window to front. Carpet.

BATHROOM/WC

Comprising bath with mains power shower, wash hand basin, low level wc. Tiled wall. Extractor fan.

EXTERNAL

Shared maintained grounds under factoring.

OFF STREET PARKING

Non designated residents/ visitors parking bays.

FACTOR/ GREENBELT

Factoring aprox £75 per month for building insurance, maintenance & grounds. Greenbelt aprox £25 per month.

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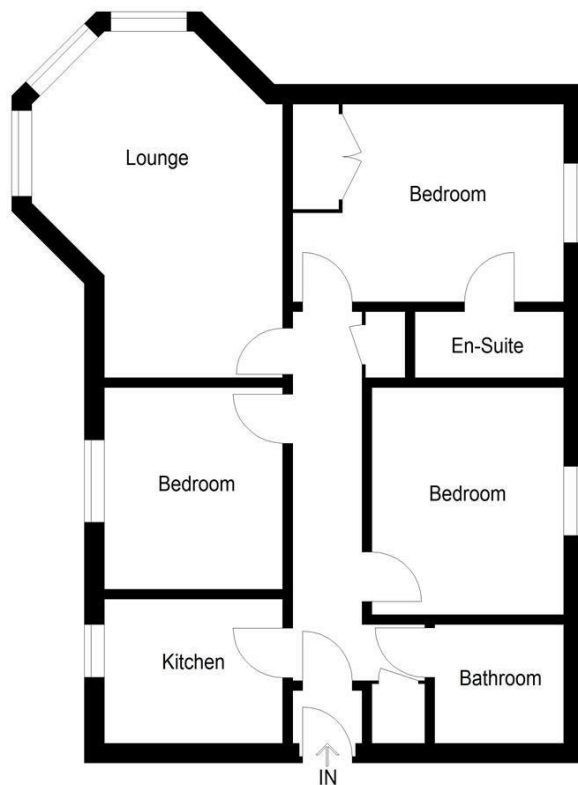


Illustration For Identification Purposes Only.
Not To Scale (ID:1204093 / Ref:90597)



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