



17 St. Fillans Road, Kirkcaldy – KY2 6LT

Kirkcaldy

£850 pcm





17 St. Fillans Road

Kirkcaldy, Kirkcaldy

New to Let a newly modernised throughout (to include roof/ boiler/ electrics/ decor/ flooring & bathroom) Mid Terraced Villa in popular residential location. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer to LET a superb move in condition home comprising Entrance Hall - Lounge/ Diner - Modern Fitted Kitchen - Two Double Bedrooms - Modern Bathroom/WC. Benefitting from DG- GCH - EPC D. LRN 536349/250/09012 - LARN2103004. Externally enclosed gardens to front & rear. Please note no Smokers, Sharers or Pets will be considered. Available to LET NOW! Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- STUNNING MODERNISED MID TERRACED VILLA
- LRN 536349/250/09012 - LARN2103004
- LOUNGE/ DINER
- ENCLOSED FRONT/ REAR GARDENS
- NEW FITTED KITCHEN & BATHROOM
- TWO DOUBLE BEDROOMS
- DG- GCH - EPC D
- IMMEDIATE ENTRY AVAILABLE



GARDEN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	86
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	55	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



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your local property experts