

venters
PROPERTY



1 Victoria Halls Victoria Road, Kirkcaldy, KY1 1BZ

Offers over £395,000



Whiteboard Living/Dining Room
107'0" x 107'0"
(11,706 sq. ft.)

Kitchen
10'0" x 11'0"
(1,100 sq. ft.)

Utility Room
5'0" x 7'0"
(350 sq. ft.)

Bathroom
5'0" x 7'0"
(350 sq. ft.)

Shower Room
7'0" x 7'0"
(490 sq. ft.)

Landing

Master Bedroom
10'0" x 11'0"
(1,100 sq. ft.)

Bedroom
11'0" x 11'0"
(1,210 sq. ft.)

Bedroom
10'0" x 10'0"
(1,000 sq. ft.)

Bathroom
5'0" x 7'0"
(350 sq. ft.)

Shower Room
7'0" x 7'0"
(490 sq. ft.)

Landing

First Floor

Second Floor

9A MEDIA

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

A map of Kirkcaldy, Scotland, showing the location of the Kirkcaldy Railway Station. The map includes labels for Hayfield, Wemyssfield, Victoria Rd, A910, A921, Dysart Rd, Ravenscraig Park, and Boglilly Rd. A red pin marks the station location on Victoria Rd.

Accommodation

- Impressive Reception Hall
- Magnificent Upper Lounge
- Open Plan Kitchen/Living/Dining Room
- Five Double Bedrooms
- En-Suite Shower Room & Dressing Area
- Family Bathroom & Two Additional Shower Rooms
- Utility/Boot Room
- Attractive Courtyard Garden
- Off Street Parking
- Substantial Home - 292m2

Viewing

Please contact our Kirkcaldy Office
on 01592 641000 if you wish to arrange a
viewing appointment for this property or require
further information.

Energy Efficiency Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
63	77	

EU Directive 2002/91/EC

Scotland

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
52	69	

EU Directive 2002/91/EC

Scotland

