



5 St. Brycedale Court St. Brycedale Road, Kirkcaldy

Offers Over **£115,000**



5 St. Brycedale Court St. Brycedale Road

Kirkcaldy, Kirkcaldy

This property makes an excellent home and would suit small family's, professional couples or an excellent buy to let opportunity. With spacious and flexible accommodation, open plan living and traditional features, this property offers a bit of everything and would make an excellent investment but equally a great home. do not miss out on viewing this beautiful property. Contact: Andy Edwards on 078767 592905 today.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Double Glazing
- Fitted Kitchen
- Fitted Bathroom
- Exclusive Parking Space
- Secure Entrance



Lounge

17' 11" x 10' 8" (5.46m x 3.26m)

Well decorated Bright room with streaming light from south and west through three double glazed windows, GCH radiator, carpeted floor, two ceiling lights, wooden door leading to kitchen. Furniture and curtains can be left in place with negotiated price.

Principal Bedroom

11' 7" x 9' 6" (3.54m x 2.90m)

Bright Room with two double glazed windows one overlooking car parking space and one overlooking town centre, carpeted flooring, central ceiling light, GCH Radiator, fitted wardrobe.

Bedroom Two

10' 4" x 9' 5" (3.16m x 2.87m)

Spacious bright room: Double glazed south facing window, fitted venetian blind, GCH Radiator, centre ceiling light, carpeted floor, furniture can be retained with further negotiation.

Bathroom

7' 0" x 6' 4" (2.14m x 1.94m)

Leading from the main hall the bathroom consists of: Matching W/C, hand sink and bath with over bath shower, a clean tiled wall around bath, centre fitted ceiling light and vinyl flooring.

Foyer

16' 2" x 10' 4" (4.94m x 3.16m)

Large welcoming space leading to both bedrooms, bathroom and lounge fitted carpet throughout, two ceiling lights, large walk in cupboard and fitted door entry phone system.





Kitchen

9' 3" x 7' 7" (2.82m x 2.32m)

Bright fully fitted kitchen with wall and base fitted units, matching work tops, stainless steel sink with dryer board, GCH radiator, extractor fan, centre fitted ceiling light and D/G window overlooking rear garden.

Rear Garden

A well maintained shared rear garden with a beautiful lawn and edging holding mature shrubs, flower beds, bushes and trees and seating areas to admire all.





GARDEN

A well maintained (shared) rear garden with a beautiful lawn and edging holding mature shrubs, flower beds , bushes and trees and a seating areas to admire all. The property also has an allocated car parking space.

ALLOCATED PARKING

1 Parking Space

Located to the right of the building is 1 allocated car parking space with a key lock to fitted bollard.



5 St. Brycedale Court, St. Brycedale Road, Kirkcaldy, KY1 1EL



Floor Plan

Approx. Gross Internal Floor Area 664 sq. ft / 61.77 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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