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25 Viewforth Gardens

, Kirkcaldy, KY1 3DG

Offers Over £230,000



What a super Semi Detached Villa this is! Offering flexibility of use with accommodation measuring 128 m² or thereby, this property comprises entrance vestibule and hallway, formal lounge, sitting room, dining room/third bedroom, kitchen and wc. The upper level provides two bedrooms and bathroom. GCH, DG and ample available parking on street as this property is at the very end of the road in a lovely spot!

Kirkcaldy is a coastal town and has a wide range of services including shopping, banking, schools and a host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. For the commuter Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns.

Viewing by appointment only!



Entrance Vestibule

Entry to the property is via an attractive composite door into the entrance hallway

Entrance Hallway

Entrance hallway provides access to formal lounge, sitting room, dining room/3rd bedroom and wc. Storage cupboard and stairs to upper level

Formal Lounge 17'0"m x 14'7" at widest points (5.2mm x 4.46m at widest points)

Beautiful front facing room with attractive bay window, providing views of the water through the houses. Stone fireplace with living flame gas fire, shelved area and cupboard housing the electrics and covered ceiling. A lovely neutrally decorated room to entertain or relax

Dining Room/Bedroom Three 11'3" x 7'5" (3.43m x 2.28m)

Pleasant room overlooking the rear garden providing a variety of uses with laminate flooring

Sitting Room 15'0" x 13'7" at widest points (4.58m x 4.16m at widest points)

The family hub with window to the rear of the property. Beautiful fireplace surround with living flame game fire. Recessed shelf area with cupboard below and doorway into the kitchen

Kitchen 15'3" x 8'8" (4.66m x 2.65m)

Super sized fitted kitchen with an array of wall and base units. Integrated appliances include 5 burner gas hob, double oven, extractor, microwave, dishwasher, fridge/freezer and washing machine. Inset sink and drainer with large picture window and double French doors leading out to the rear garden

WC

Handy under stair facility with wc and wash hand basin. Compact but functional

Upper Landing

Mid staircase window and upper landing provides access to two bedrooms and bathroom

Bedroom 18'3" x 14'3" (from bay to wardrobes) (5.57m x 4.35m (from bay to wardrobes))

Spacious front facing bedroom with coombes to either side,. Attractive bay window and views to the water. Fitted wardrobes and shelved unit proving ample storage options. Storage cupboard

Bedroom 14'1" m x 11'1" m (4.30 m x 3.40 m)

Attractive rear facing double bedroom with fitted bedroom furniture including full length wardrobes offering storage and hanging

Bathroom 14'11" x 6'10" (4.55m x 2.09m)

Great sized bathroom with bath, shower cubicle with electric shower, wc, built in base and wall vanity unit with inset wash hand basin. Mirror with lights and several storage cupboard areas

Gas Central Heating

The property benefits from gas central heating

Double Glazing

Windows are double glazed, as are the french doors

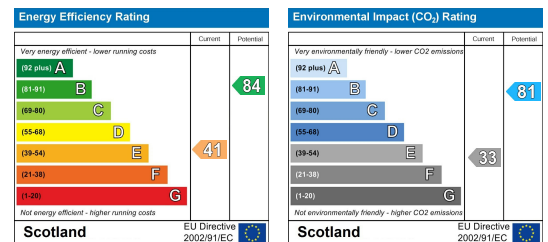
Gardens

Pleasant front garden aspect and outlook, enclosed by wall. Chipped and mono bloc sections for low maintenance. Lovely enclosed rear garden with lawn and paved areas. Summerhouse and shed included in the sale with side access gate

Area Map



Energy Efficiency Graph



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