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38 Katrine Crescent

, Kirkcaldy, KY2 6RP

Offers Over £115,000



Lovely End Terraced Villa, in need of some modernisation throughout. Comprising approximately 76.8 sq of accommodation over two levels with entrance hallway, lounge/dining room, kitchen, two bedrooms and family bathroom. Good storage space throughout the property. Double glazed, Dimplex electric heating and gardens to front and rear. This property offers the discerning buyer an opportunity to put their own stamp on it. Viewing available by appointment.

Viewing by appointment only

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.



Attractive UPVC door with side panel leads into the entrance hallway which provides access to the lounge/dining room, kitchen and stairs to upper landing. Walk in storage cupboard housing the electrics and further under stair cupboard. Laminate flooring

Pleasant room with picture window to the front and double french doors to the rear. Offering space for dining table and chairs. Laminate flooring

Fitted kitchen to the rear with base and wall units. Integral fridge, freezer, sink and drainer, with space for other appliances. Space saver Dimplex kickboard heater. Door to rear garden. Tiled flooring

Providing access to two bedrooms and bathroom

Front facing double bedroom with good sized walk in storage cupboard. Carpet to floor

Rear facing double bedroom with an array of storage space to one wall with various cupboards and drawer. Carpet to floor

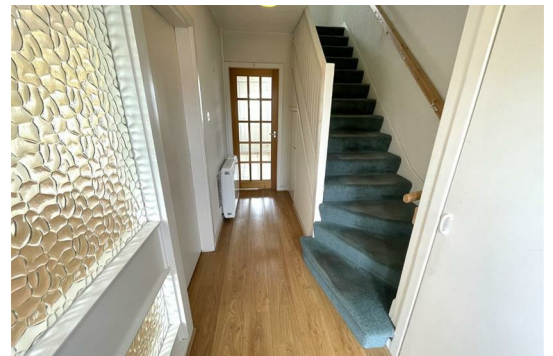
In need of modernisation, this family bathroom comprises of bath with electric shower, wash hand basin and wc. Tiling to walls and floor. Dimplex pull cord air heater to wall and electric towel rail

Dimplex wall heaters are available in each room with space heater in the kitchen and pull cord heater in the bathroom

Windows and doors to the property are double glazed

Easily maintained front garden with mono bloc pathway, mostly chipped and attractive centre paved section. The enclosed rear garden is also easily maintained with paved and chipped areas. Garden shed included in the sale

A map of the Chapel Level area in Newliston. A blue location pin is placed on Chapel Level. The map shows Chapel Farm to the north, Dunnikier Estate to the northeast, and Hayfield to the southeast. Roads shown include Wester Boggie Rd, Chapel Level, and Henry Rd. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.



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		

Current: 33, Potential: 65

Scotland EU Directive 2009/66/EC

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		

Current: 42, Potential: 69

Scotland EU Directive 2009/66/EC

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