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Tel: 01592 757114
Email: property@innesjohnston.co.uk
www.innesjohnston.co.uk



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.



Entrance Hallway

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

Lounge 23'5" x 10'5" (7.16m x 3.19m)

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

Kitchen 10'2" x 8'3" (3.12m x 2.54m)

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

Upper Landing

Providing access to two bedrooms and bathroom

Bedroom 13'10" x 10'0" (4.23m x 3.05m)

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

Bedroom 11'0" x 10'5" (3.36m x 3.18m)

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

Bathroom

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

Electric Dimplex Heating

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

Double Glazing

Windows and doors to the property are double glazed

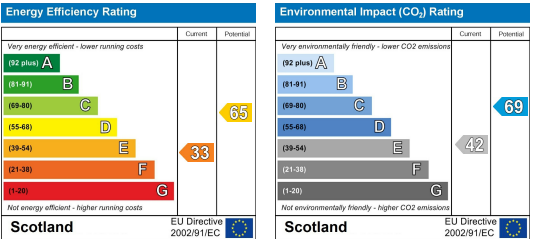
Gardens

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

Area Map



Energy Efficiency Graph



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