



49 Barassie Drive

, Kirkcaldy, KY2 6HN

Offers Over £150,000



* Closing Date Friday 22nd Aug at 12 noon - offers in writing only to "property@innesjohnston.co.uk" *

Welcome to this charming three-bedroom semi-detached villa, a fantastic opportunity for those seeking a project in the desirable Dunnikier Estate. Bursting with potential, this home is ready for some refurbishment, allowing you to design and create a bespoke living space tailored to your exact tastes. With its positioning in a great location, this property offers a blank canvas for renovation, making it an ideal investment for buyers or a savvy developer looking to add value.

Comprising entrance hallway, lounge, dining room, kitchen, 3 bedrooms and bathroom. Gas central heating, double glazing, gardens and single garage.

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 Hallway

Access to the property into the entrance hallway with door into lounge.

Lounge 13'7" x 13'6" (4.15m x 4.13m)

Spacious front facing lounge with window formation and double doors into the dining room. Fireplace with gas fire.

Dining Room 11'5" x 8'11" (3.50m x 2.73m)

Rear facing dining room with space for table and chairs. Door through to kitchen.

Kitchen

Fitted with base and wall units, door to rear garden and side window. Integrated appliances include gas hob, oven, extractor and fridge.

Upper Landing

Upper landing provides access to bedrooms and bathroom. Shallow cupboard with shelving and loft hatch.

Bedroom 13'7" x 8'7" (4.15m x 2.64m)

Spacious front facing bedroom with storage cupboard

Bedroom 11'6" x 10'0" (3.51m x 3.07m)

Rear facing double bedroom.

Bedroom 10'9" x 7'8" (3.28m x 2.35m)

Another front facing bedroom with good size storage cupboard.

Bathroom

Bathroom to rear comprising wash hand basin, sink and toilet.

Gas Central Heating

There is a gas fired, Baxi Bermuda Insert 3 central heating boiler located behind a gas fire in the lounge. This supplies a system of steel panel radiators throughout the property. The boiler also supplies the domestic hot water. There is a hot water tank located in the front bedroom within a cupboard.

Double Glazing

The front access door is of a UPVC double glazed and panelled design. There is a further timber panel/single glazed pane door at the rear. Replacement double glazed window units have been installed.

Gardens

Gardens to front and rear, in need of attention.

Driveway & Garage

There is a driveway to the side of the property leading to a single garage.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

