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162 Valley Gardens

, Kirkcaldy, KY2 6BL

Offers Over £60,000

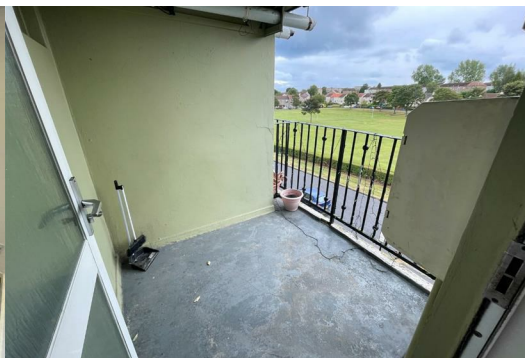


This spacious top floor flat is set within a three storey building comprising of 6 flats and offers a fantastic opportunity to acquire a spacious and well-presented home in a convenient area of Kirkcaldy. Boasting elevated views and a private balcony, this property provides the perfect blend of comfortable living and outdoor space, ideal for a wide range of buyers from first-time homeowners to downsizers.

The property is accessed via a secure communal entrance into the main stairwell with stairs to the upper landing. Upon entering the flat, a welcoming hallway leads to all rooms. The spacious lounge is a highlight of the property, offering a comfortable space with a door that opens directly onto the balcony. The kitchen is functional and well laid out. There are two double bedrooms, both offering ample storage space and a family bathroom. Gas central heating and double glazing. Shared rear garden area.

Kirkcaldy is a vibrant and historic coastal town known as the "Lang Toun." 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!



Entry

Entry to the property is via communal security door into the stairwell. Door leading out to the rear shared garden area. Stairs to the upper landing. External store next to front door housing the gas boiler.

Entrance Hallway

The timber front door provides access to the main hallway which in turn gives access to all rooms. Handy storage cupboard with shelves.

Lounge 15'0" x 12'7" (4.58m x 3.84m)

The heart of the home, this inviting lounge is perfect for relaxing and entertaining. Large windows flood the space with natural light, creating a bright and airy atmosphere. Cupboard housing water tanks. Step directly from the lounge onto your own private balcony. A perfect spot for morning coffee or evening drinks while enjoying the fresh air and taking in the elevated vista.

Kitchen 9'4" x 8'2" (2.85m x 2.49m)

A well-appointed kitchen offers ample storage and worktop space, ready for your culinary adventures. Featuring built in hob, oven, extractor, composite sink and drainer with window to the rear of the property. Space for appliances.

Bedroom Front 12'6" x 10'10" (3.82m x 3.31m)

Spacious double bedroom with window formation to the front of the property. Cupboard wardrobe offering hanging and storage space.

Bedroom Rear 11'7" x 9'6" (3.54m x 2.9m)

Another good sized bedroom with window facing the rear. Features two cupboard wardrobes offering ample hanging and storage space.

Bathroom

The bathroom suite comprises of toilet, pedestal wash hand basin and bath with electric shower overhead. Xpelair fan.

Gas Central Heating

The property benefits from gas central heating with a British Gas boiler located within the external store. There is a pre-insulated hot water storage tank located within the lounge cupboard.

Double Glazing

The property benefits from double glazing.

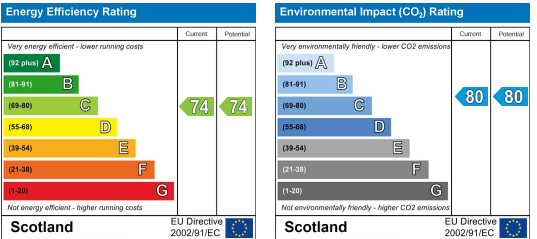
External

Externally there is a well kept shared drying area to rear and a patio.

Area Map



Energy Efficiency Graph



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