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# 17A Tower Terrace

, Kirkcaldy, KY1 3BA

Offers Over £125,000











This fabulous terraced property is situated in a highly sought-after area of Kirkcaldy, renowned for its friendly community and excellent local amenities. The home itself boasts a practical layout, with a bright and airy open-plan lounge/dining room, creating a perfect space for modern living and entertaining, fitted kitchen with an array of base and wall units with appliances included, two double bedrooms and a family bathroom. Gardens to front and rear. Gas central heating and double glazing complete this super property which could suit a variety of buyers!

Kirkcaldy, a vibrant Fife town, offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, and excellent leisure facilities. The town benefits from its own train station, providing direct links to Edinburgh, Dundee, and beyond, making it an ideal commuter base. Good road links are also readily available.

Viewing is highly recommended!



#### **Entrance**

Entry to the property into the entrance hallway which in turn provides access to the lounge/dining room and kitchen. Stairs to upper landing.

# Lounge/Dining Room 21'11" x 11'7" (6.7m x 3.54m )

A lovely bright and spacious open-plan living area. The lounge enjoys windows to the front and rear, flooding the room with natural light, while the dining area offers ample space for a family table and has a lovely aspect to the rear garden. Please note that whilst there is a fireplace in the lounge with a gas fire, this has been capped off and is not currently in use.

# Kitchen 10'5" x 9'8" (3.2m x 2.95m)

The rear facing kitchen is practical and well-equipped with a good range of wall and base units, sink and drainer. The cooker, fridge, freezer, washing machine are all included in the sale. Door to rear garden.

## **Upper Hallway**

Upper hallway provides access to both bedrooms and the bathroom. Loft hatch.

# Bedroom Front 14'10" x 9'5" (4.53m x 2.88m)

Spacious front facing room with ample space for freestanding furniture. Large storage cupboard which also houses the boiler.

### Bedroom Rear 11'8" x 10'0" (3.56m x 3.05m)

Another generous bedroom, this time to the rear with full length sliding wardrobes offering ample storage and hanging options.

#### Bathroom

A clean and tidy family bathroom comprising bath, overhead electric shower, sink built into vanity unit and toilet. Window to rear and ladder radiator.

## Gas Central Heating

There is a Baxi combination gas fired boiler located within the front bedroom over stair cupboard. This supplies steel panel radiators and also provides domestic hot water.

## **Double Glazing**

Double glazing to all windows and door panels.

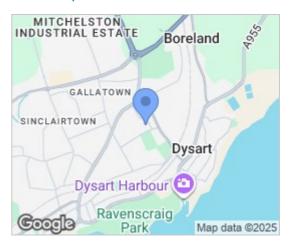
#### Gardens

The front garden is laid mainly to lawn with a pleasant outlook. The enclosed rear garden is a tranquil space, perfect for outdoor dining, relaxing, or for children to play safely. Low maintenance with chipped and paved sections and two adjoining brick sheds, perfect for outdoor storage space!

# Disclosure of Interest

In accordance with our professional guidelines, we wish to disclose that the vendor of this property is an employee of Innes Johnston. The sale of this property is being handled with the same professionalism, care and impartiality as any other listing.

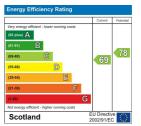
## Area Map

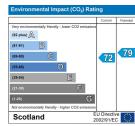






# **Energy Efficiency Graph**





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