

# first for homes

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Contact Allan England's Team

01592 752 944



Maria Street, Kirkcaldy

**Offers over £189,995**



# Maria Street, Kirkcaldy

Welcome To This Lovely Spacious 3-Bed Terraced Victorian Villa, Situated In Popular Area Of Kirkcaldy, Just Arrived To The Market! This Grand Property with High Ceilings, Abundance of Features! It must be on your viewing list!

Allan England's award-winning team at first for homes are proud to welcome to the market this Lovely 3-Bed Terraced Victorian Villa situated within the popular area of Kirkcaldy. The property offers bright and spacious living accommodation comprising on the ground floor: entrance hall, solid oak doors and flooring leads to a warm and welcoming lounge with double oak doors to open plan kitchen/diner, well appointed kitchen with ample worktops, integrated gas hob, electric oven, dishwasher, space for American fridge/freezer and table and chairs with double patio doors to rear garden, the ground floor is complete with a WC/cloaks. Stairs to the upper level provide 3 generous double bedrooms 2 of which offer built in double wardrobes and upgraded family bathroom with separate shower and bath.

Externally, there is an easily maintained rear garden with fence and hedge surround and decking and patio area, with a small garden to the front and ample street parking available. Early viewing is highly recommended to ensure you don't miss out.

HOME REPORT VALUE -£200,000  
EPC RATING- C  
COUNCIL TAX BAND- C

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The popular coastal Town of Kirkcaldy has a wide range of services including shopping, banking, schools and a host of recreational facilities such as the stunning 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.







**SITUATION - Kirkcaldy**

**ENTRANCE HALLWAY**

**LOUNGE**

17'2" x 11'8" (approx) (5.25m x 3.58m (approx))

**OPEN PLAN KITCHEN/DINER**

21'9" x 10'0" (approx) (6.65m x 3.06m (approx))

**WC/CLOAKS**

**STAIRS TO UPPER LEVEL**

**BEDROOM 1**

13'6" x 11'10" (approx) (4.14m x 3.63m (approx))

**BEDROOM 2**

11'10" x 10'7" (approx) (3.61m x 3.24m (approx))

**BEDROOM 3**

9'10" x 9'8" (approx) (3.02m x 2.95m (approx))

**FAMILY BATHROOM**

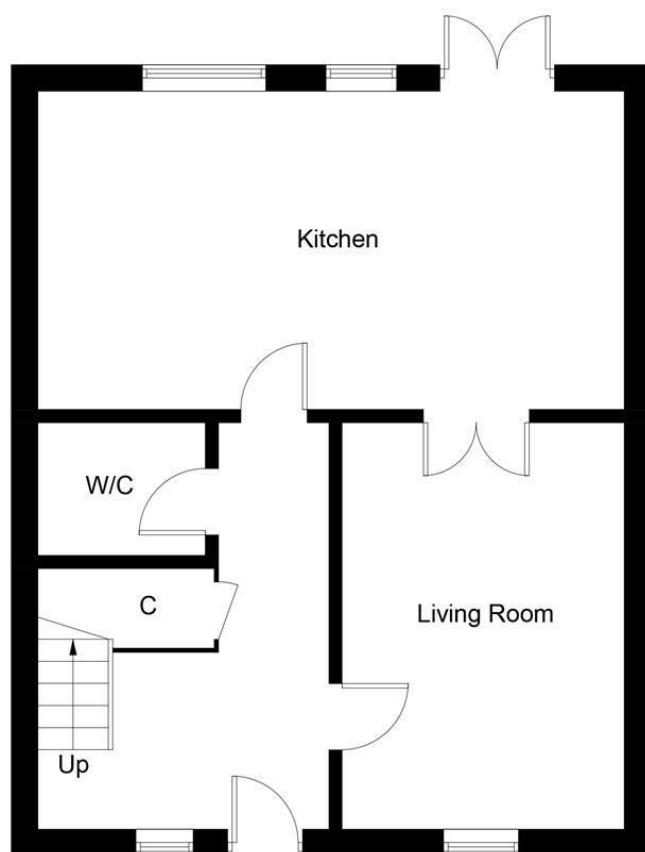
9'10" x 5'6" (approx) (3.02m x 1.70m (approx))

**FRONT & REAR GARDENS**

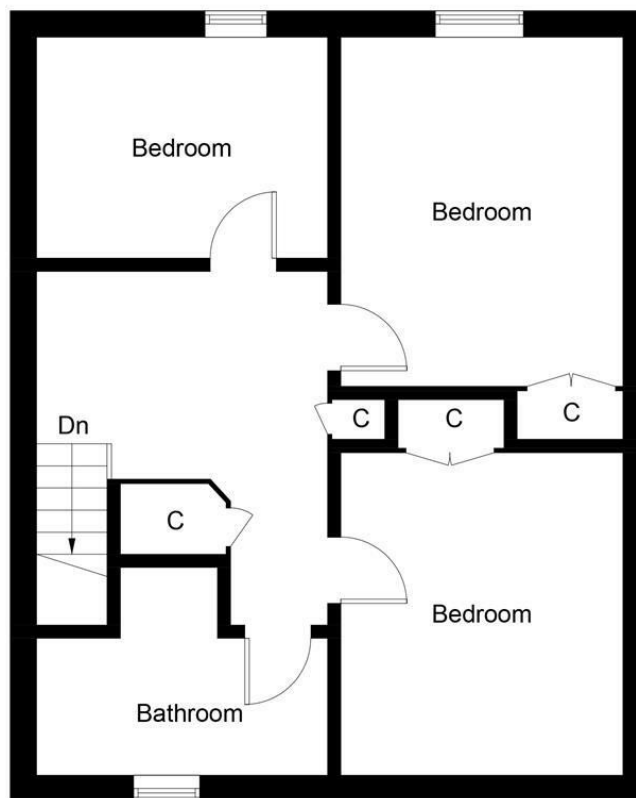
**STREET PARKING**

**INFORMATION**





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208195)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

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