



42b East Quality Street, Dysart
£0 Freehold



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

SITUATION

The coastal town of Kirkcaldy 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 VESTIBULE

The property is accessed through a timber door with double glazed insert panel and vinyl flooring.

ENTRANCE HALLWAY

The hall includes 2 storage cupboards, 2 wall radiators. Access through to garage - access through to utility room, bedroom 1, cloak room & WC.

CLOAK ROOM/WC

Tiled flooring, 2 piece suite, level WC, pedestal wash hand basin, double glazed timber window overlooking front of property. Heated towel rail.

UTILITY ROOM

Tiled flooring, double glazed timber window overlooking rear of property, floor standing storage units, ample worktop surfaces, steel sink and drainer, wall radiator, partially tiled – room for a washing machine.

BEDROOM 1

8' 10" x 11' 6" (2.70m x 3.50m)

Carpeted, double glazed timber window overlooking rear of property.

LOUNGE/DINER

17' 1" x 18' 4" (5.20m x 5.60m)

L – shaped, 2 wall radiators, 3 double glazed timber windows overlooking front of the property.

FIRST FLOOR LANDING

Carpeted, access through lounge/diner then access through to kitchen.

KITCHEN

18' 1" x 8' 6" (5.50m x 2.60m)

Vinyl flooring, 2 double glazed timber windows overlooking the rear of property, wall radiator, floor standing colour coordinated storage units. Ample worktop surfaces, steel sink and drainer. Integrated gas hob, electric oven and electric hood. Integrated fridge/freezer, Integrated dishwasher.

BEDROOM 2

8' 6" x 8' 6" (2.60m x 2.60m)

Carpeted, double glazed Velux window overlooking rear of property and a wall radiator.

BEDROOM 3

9' 4" x 12' 6" (2.85m x 3.80m)

Carpeted, double glazed Velux window overlooking rear of property, Built in wardrobes.

BEDROOM 4 & EN SUITE

9' 6" x 10' 6" (2.90m x 3.20m)

Carpeted, double glazed timber window overlooking front of property, access through to en suite. Built in wardrobes. En Suite – tiled flooring. Level WC, Pedestal wash hand basin, shower cubicle, partially tiled with a heated towel rail.

FAMILY BATHROOM

Tiled flooring. Level WC, Pedestal wash hand basin, bath, partially tiled with a heated towel rail. Window in the bathroom also

GARDEN GROUNDS

Property gardens to the front has a monoblock driveway, areas of chips, access through to internal brick garage – Garage has power and lighting

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.



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