



34 Randolph Crescent, Kirkcaldy, KY1 2YN

Offers Over £70,000



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**OFFERS OVER**  
**£70,000**

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Number thirty-four is an upper flat which is in need of upgrading with an area of garden to the rear.

The property is accessed via a door to the side which leads into the entrance porch and a further door leads to the internal staircase which leads up to the accommodation. The Kitchen is fitted with base and wall units and coordinating dark worksurfaces, stainless steel sink and drainer, gas hob and electric oven. Space for appliances. The lounge offers a double window to the front and gas fire. Door to bedroom two which offers a window to the rear and cupboard. Bedroom one offers a double window to the rear and large storage cupboard. The bathroom is fitted with a bath with over bath electric shower, W.C. and wash hand basin.

Access to the attic within the hallway. There is gas central heating and double glazing throughout. There is an area of garden to the rear and basement storage.





- Upper flat
- In need of upgrading
- Inner staircase
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Area of garden

### **INCLUDED**

Mains water, drainage, gas and electricity.

### **SERVICES**

All fitted carpets and fitted floor coverings.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND**

**EPC RATING: D**

**FLOOR AREA: 731.00 SQ FT**







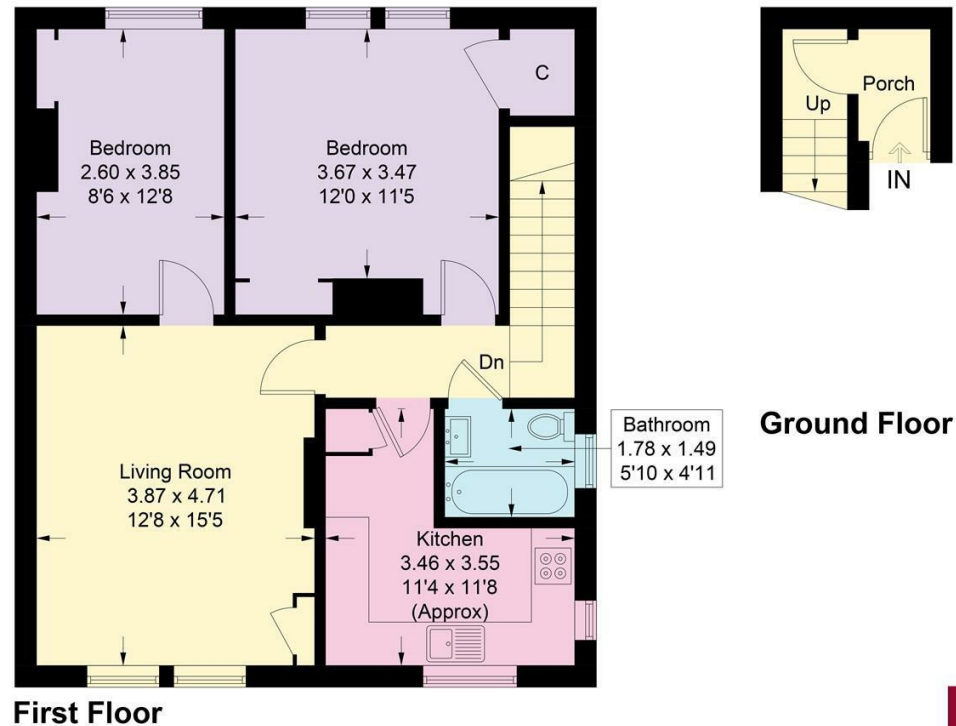
## Room Sizes

*Approximate measurements*

|           |               |
|-----------|---------------|
| Kitchen   | 11'5" x 11'3" |
| Lounge    | 12'8" x 15'5" |
| Bathroom  | 4'8" x 5'10"  |
| Bedroom 1 | 12'7" x 12'0" |
| Bedroom 2 | 12'7" x 8'6"  |



## 34 Randolph Crescent, Kirkcaldy



First Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077799)



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at any of our offices.