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Contact Allan England's Team

01592 752 944



Cairngorm Crescent, Kirkcaldy
Offers over £159,995

Cairngorm Crescent, Kirkcaldy

Spacious 2 Bed Semi-Detached Bungalow With Fantastic Attic Space, Garden Room, 3 Car Driveway & Single Garage, In The Highly Sought After Area Of Kirkcaldy!

Allan England's Award-Winning Team are delighted to bring to the market this charming 2-bed Semi-Detached Bungalow, situated within a sought-after location in Kirkcaldy. Offering bright, spacious, and versatile living space for all the family. The property comprises a welcoming entrance vestibule leading into an entrance hall, an inviting family lounge with electric fireplace and large window formation, a well appointed kitchen in need of updating, a formal dining room, 2 double bedrooms with double built-in wardrobes and a family bathroom. The fantastic attic space can offer development potential for 2 further bedrooms subject to planning with a head height of 2.55m. Externally, the property benefits from gardens to both the front and rear, providing excellent outdoor space for relaxing or entertaining. Boasting a garden room, 3-car mono-block driveway with space to extend subject to planning consents and single garage with power and lighting and electric door. Early viewing is highly recommended to fully appreciate all that this excellent property has to offer.

Home Report Value: £165,000

EPC Rating: D

Council Tax Band: D

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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.

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements 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.





SITUATION - Kirkcaldy

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

LOUNGE 17'2" x 11'11" (approx) (5.25m x 3.64m (approx))

DINING ROOM 13'3" x 9'6" (approx) (4.05m x 2.90m (approx))

KITCHEN 13'2" x 7'5" (approx) (4.02m x 2.27m (approx))

BEDROOM 1 11'3" x 10'6" (approx) (3.44m x 3.21m (approx))

BEDROOM 2 10'6" x 10'5" (approx) (3.22m x 3.20m (approx))

FAMILY BATHROOM
7'7" x 6'5" (approx) (2.32m x 1.97m (approx))

LARGE ATTIC
34'11" x 12'4" (approx at widest point) (10.65m x 3.78m (approx at widest point))

SINGLE GARAGE 19'4" x 8'2" (approx) (5.91m x 2.50m (approx))

3 CAR DRIVEWAY

FRONT & REAR GARDENS

INFORMATION





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324941)

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