



## 307c High Street, Kirkcaldy

£79,995 Freehold

CENTRAL LOCATION • TWO BEDROOMS • TRADITIONAL STYLE DOUBLE GLAZED SASH WINDOWS • GARDEN GROUNDS TO REAR



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- CENTRAL LOCATION
- TWO BEDROOMS
- TRADITIONAL STYLE DOUBLE GLAZED SASH WINDOWS
- GARDEN GROUNDS TO REAR

**LOUNGE**

14' 9" x 12' 3" (4.49m x 3.73m)

Modern bright lounge which benefits from laminate flooring & features traditional style double glazed sash window that overlooks the front of the property.

**KITCHEN**

10' 6" x 9' 4" (3.21m x 2.85m)

Bright dining kitchen, vinyl flooring, space for appliances & traditional style double glazed sash window overlooking the rear of the property.

**BEDROOM ONE**

12' 2" x 11' 2" (3.72m x 3.40m)

Spacious double room benefitting from laminate flooring & storage cupboard, traditional style double glazed sash window overlooking the front of the property.

**BEDROOM TWO**

10' 2" x 12' 1" (3.09m x 3.69m)

Bright 2nd bedroom, laminate flooring & traditional double glazed sash window overlooking the front of the property.

**SHOWER ROOM**

5' 10" x 6' 0" (1.79m x 1.84m)

Modern shower room, vinyl flooring low level WC & pedestal sink, Double glazed velux window in roof.

**GARDEN GROUNDS**

Enclosed garden ground to rear mostly laid to lawn with shared drying area.







You can include any text here. The text can be modified upon generating your brochure.