



innes johnston
PROPERTY

7 Myrtle Crescent, Kirkcaldy – KY2 5DX

Offers Over £64,000



7 Myrtle Crescent

Kirkcaldy

- Lower Flat In Need Of Renovation
- Home Report value of £65,000
- Lounge & Kitchen
- Two Bedrooms & Bathroom

Kirkcaldy, the vibrant "Lang Toun," offers a perfect blend of coastal charm and modern urban convenience on the northern shores of the Firth of Forth. Renowned for its stunning four-mile waterfront and historic Dysart Harbour, the town boasts extensive green spaces including the award-winning Beveridge and Ravenscraig Parks. Residents enjoy a rich cultural scene centered around the Kirkcaldy Galleries and Adam Smith Theatre, alongside a bustling High Street and diverse local amenities. With excellent rail links to Edinburgh and Dundee, highly regarded schools, and significant ongoing regeneration projects, Kirkcaldy presents an ideal opportunity for families and professionals seeking a high quality of life in one of Fife's most historic and well-connected hubs.

Council Tax band: B

EER Band: E

Tenure: Freehold



**Entry**

Access is provided via a UPVC entrance door with double-glazed panel into a small entrance vestibule, which in turn leads through to the main hallway and accommodation. The hallway provides access to the principal apartments and includes useful built-in storage

Lounge

A good-sized lounge positioned to the rear of the property, offering ample space for a range of freestanding furniture. The room has a wall-mounted gas fire together with shallow base cupboards housing the meters and additional built-in storage. The room would benefit from upgrading and provides an excellent opportunity to create a comfortable contemporary living space.

Kitchen

Located towards the rear of the property, the kitchen currently has a selection of base units, sink area and space for freestanding appliances. The kitchen requires full modernisation/replacement, allowing a new owner the opportunity to redesign the space to suit their individual needs.

Bedroom

A generously proportioned bedroom with window to the front of the property. The room provides excellent scope for redecoration and upgrading, offering a blank canvas for the incoming purchaser.



Bedroom

A further good-sized bedroom benefiting from windows to the front and side, providing natural light. A shallow built-in cupboard offers useful storage. Again, the room requires redecoration and upgrading but offers good potential.

Bathroom

The bathroom is currently fitted with a WC and wash-hand basin and has a window to the side. The room requires complete modernisation, presenting the opportunity for a purchaser to install a new bathroom suite and finishes to their own taste.

Heating - A Baxi Bermuda back boiler is installed behind the living room fireplace which provides a system of filled radiators and also provides the domestic hot water cylinder located in a bedroom cupboard.

Windows - The windows are of a mixed style consisting of single and double glazed uPVC units.

External -The property has garden areas to the front and rear. The garden areas are laid to lawn and paving and enclosed by fencing and hedging.

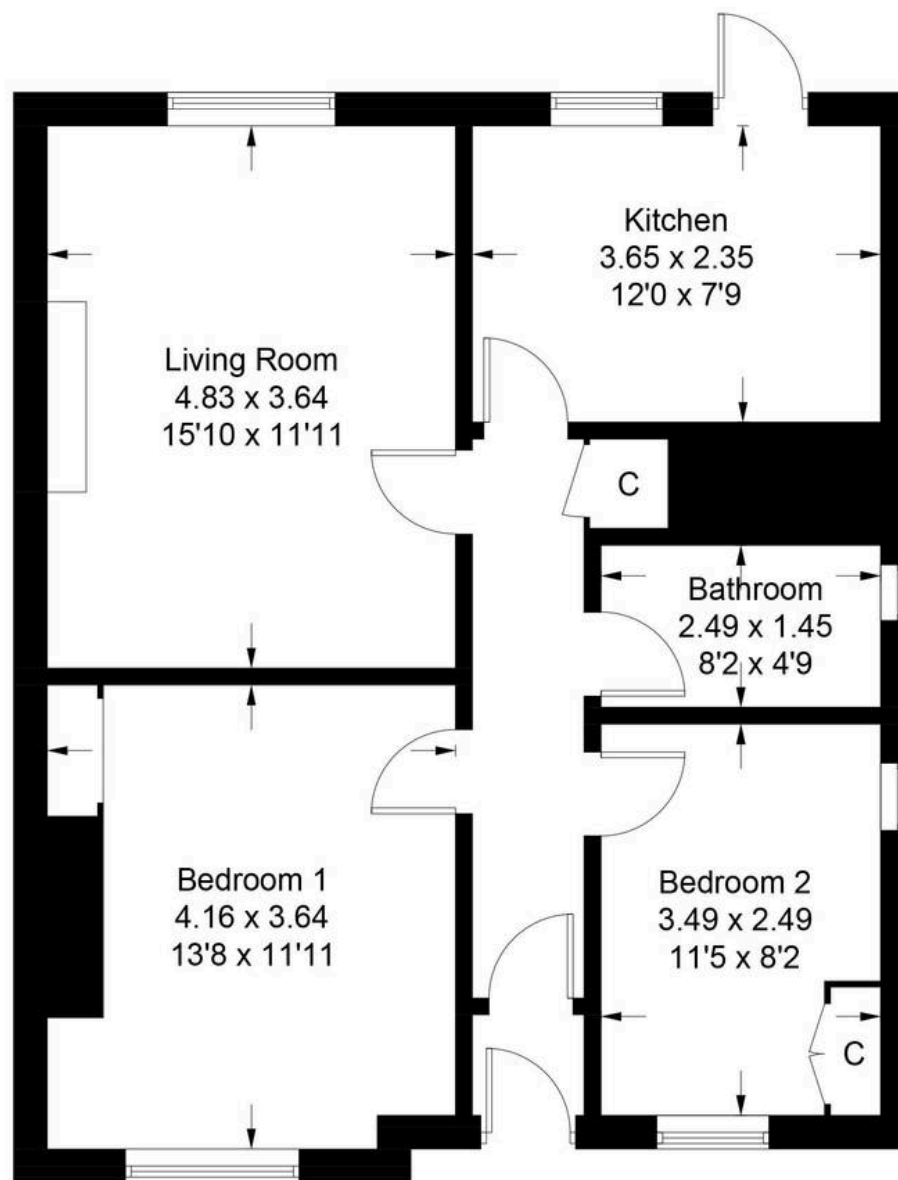
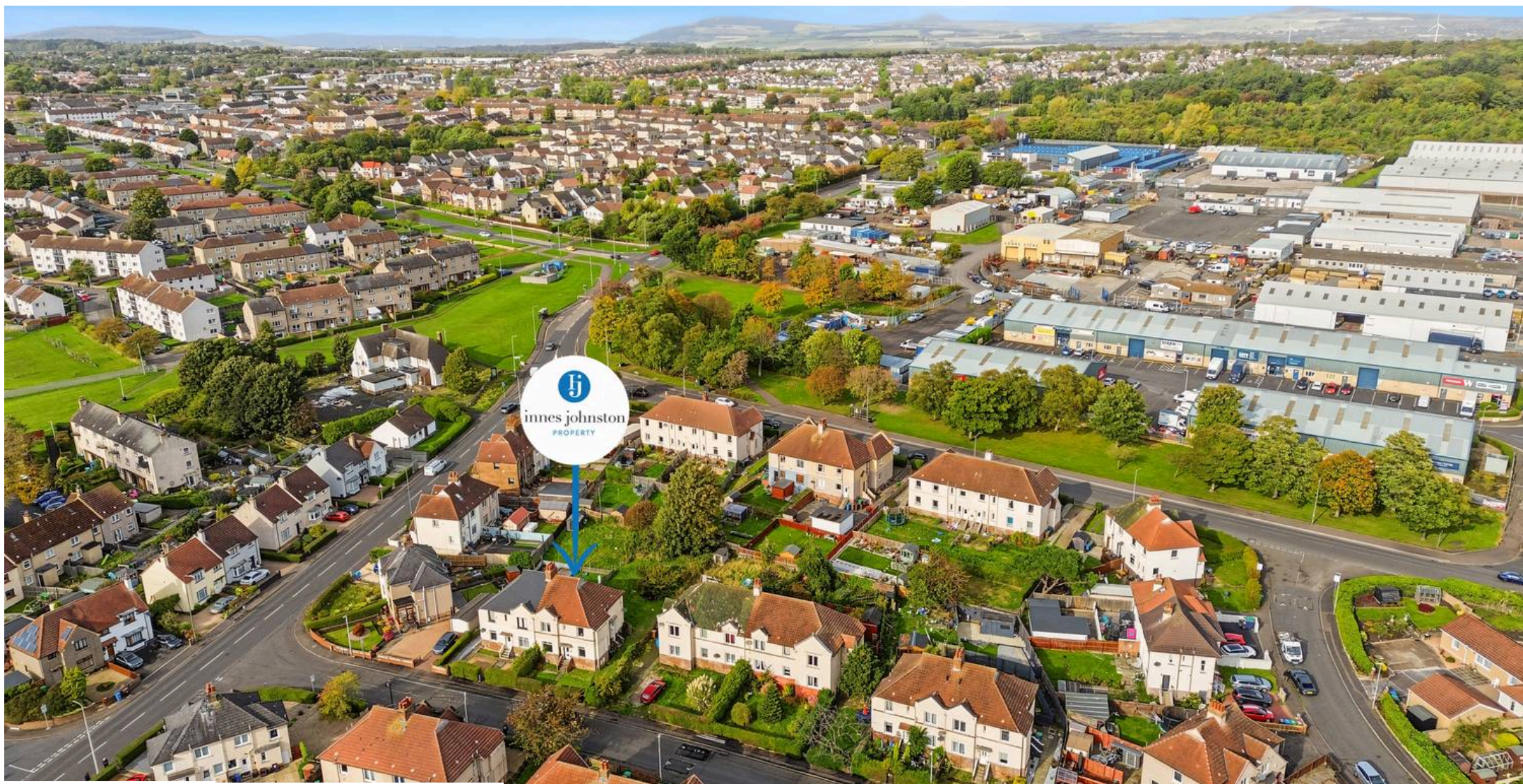


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1342252)



14 North Street, Glenrothes, KY7 5NA
01592 757 114 • property@innesjohnston.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.