

Tel: 01592 757114
Email: property@innesjohnston.co.uk
www.innesjohnston.co.uk



44 Loom Road

, Kirkcaldy, KY2 5LL

Offers Over £105,000



Discover this immaculate, move-in-ready home, perfectly situated in one of Kirkcaldy's popular residential areas. This end terraced villa has been well maintained, offering a bright and contemporary living space ideal for first-time buyers, professionals, or those looking to downsize. Comprising lounge, kitchen with space for a small table, bedroom, shower room and also a good sized walk in cupboard. Gas central heating and double glazing for efficiency. Boasting private off-street parking and beautifully kept private gardens to both the front and rear, this property represents a rare opportunity to secure a "turn-key" home in a lovely location.

Kirkcaldy, a vibrant Fife coastal town which offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, excellent leisure facilities and a host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. The town boasts excellent transport links, including its own bus station and the Kirkcaldy railway station with direct connections to Edinburgh, Dundee and beyond. The A92 road link gives access to Edinburgh and all major local towns, making it an ideal commuter base.

Viewing by appointment only!



Entrance

Entrance to this lovely property is via attractive UPVC door into an open vestibule area to the lounge. Cupboard housing meters.

Lounge 11'11" x 11'5" (3.65 x 3.5)

A bright and welcoming living space featuring windows to the front that flood the room with natural light. The neutral, immaculate decor provides a serene atmosphere for relaxation. Stairs to upper landing and door to kitchen.

Kitchen 11'11" x 7'6" (3.65 x 2.29)

A modern, well-appointed kitchen with ample base and wall units. Comprising freestanding cooker, fridge/freezer, washing machine, sink and drainer. The clever layout includes an area for a small table, making it a perfect spot for morning coffee or evening meals. Window and direct access to the rear garden makes alfresco dining a breeze.

Upper Hallway

Provides access to the bedroom, shower room and cupboard. Loft hatch.

Bedroom 11'7" x 8'7" (3.54 x 2.64)

A spacious and peaceful double bedroom offering a quiet retreat at the end of the day. Features a good size storage cupboard, offering ample hanging and shelving. Window overlooking the front of the property.

Shower Room 6'10" x 6'8" (2.09 x 2.05)

A sleek, contemporary shower room (which was formally a bathroom), featuring high-quality fixtures and a clean, modern aesthetic. Comprising double shower cubicle, wash hand basin and toilet. Window to the rear.

Cupboard

Handy walk in cupboard with shelving, offering super storage options.

Gas Central Heating

Gas central heating throughout with the Potterton boiler located in the kitchen.

Double Glazing

Double glazing to all windows and panes.

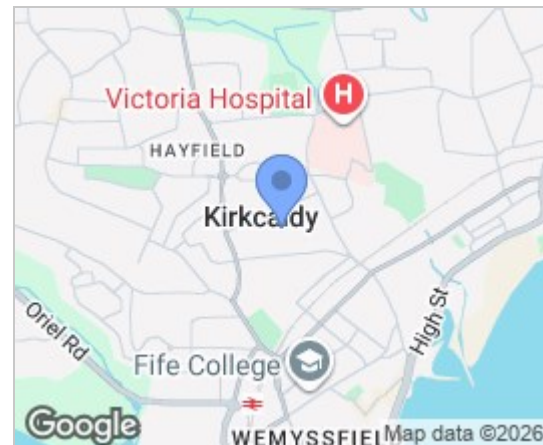
Gardens

The property benefits from a small, easily maintained front garden and good sized, private enclosed rear garden—perfect for summer BBQs or gardening enthusiasts. The rear garden is enclosed by fencing, benefits from chipped and paved sections, again for easy maintainence. Please note that the garden shed is included in the sale.

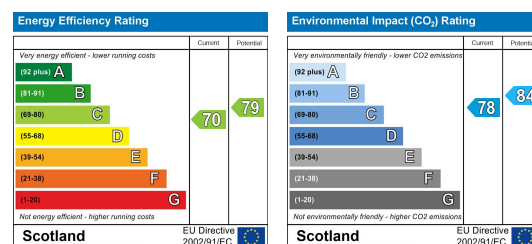
Parking Space

A dedicated private parking space is located directly to the front of the villa for ultimate convenience.

Area Map



Energy Efficiency Graph



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 or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14 North Street, Glenrothes, KY7 5NA

Tel: 01592 757114 Email: property@innesjohnston.co.uk www.innesjohnston.co.uk