



34 Hayfield Road, Kirkcaldy – KY2 5DT
Kirkcaldy

Offers Over **£95,000**





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34 Hayfield Road

Kirkcaldy

Spacious 3 double bedroom ground floor cottage flat with driveway, large gardens, recent upgrades. Cosmetic updates needed. DG, GCH, EPC C. Home Report £100,000. Sought-after location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SPACIOUS GROUND FLOOR COTTAGE STYLE FLAT
- THREE LARGE DOUBLE BEDROOMS
- DOUBLE GATED DRIVEWAY
- GENEROUS ENCLOSED FRONT/ REAR GARDENS
- COSMETIC UPGRADING REQUIRED
- DG 2025 - GCH 2024 - ROOF 2006 - CONSUMER UNIT 2026
- EPC C - HOME REPORT £100,000
- PERFECT STARTER HOME
- CLOSE TO HOSPITAL & AMENITIES



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GARDEN

OFF STREET

4 Parking Spaces





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C	75	78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C	75	79	
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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