

# first for homes

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Contact Allan England's Team

01592 752 944



Barnet Crescent, Kirkcaldy

**Offers over £94,995**



# Barnet Crescent, Kirkcaldy

**SOLD AS SEEN**  
**Spacious 3-Bed Semi-Detached Villa In Need Of Upgrading!**

Allan England's award winning team at first for homes are proud to welcome to the market a 3 bedroom Semi-Detached Villa situated within a desirable area of Kirkcaldy. The property is in need of internal upgrading which has been reflected in the asking price. Accommodation comprises on the ground floor: entrance hall, family lounge/diner, kitchen and shower room. The upper level offers 3 bedrooms. Externally, there is a 2-car driveway to the front and side and generous rear garden grounds. Early viewing is essential to ensure you don't miss out!

**HOME REPORT VALUE £100,000**  
**EPC RATING D**  
**COUNCIL TAX BAND C**

Call first for homes - first for trust... first for service... first for aftercare!

**SITUATION** 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.

**INFORMATION** 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 HALL**

**FAMILY LOUNGE / DINER**

16'10" x 12'4" approx, (5.14m x 3.78m approx.)

**KITCHEN** 11'6" x 8'0" approx. (3.52m x 2.44m approx.)

**SHOWER ROOM**

**UPPER LEVEL**

**BEDROOM 1**

16'10" x 9'5" approx. (5.14m x 2.88m approx.)

**BEDROOM 2**

13'8" x 8'3" approx. (4.18m x 2.52m approx.)

**BEDROOM 3**

10'0" x 8'4" approx. (3.06m x 2.55m approx.)

**2 CAR DRIVEWAY**

**GENEROUS REAR GARDEN**

**INFORMATION**





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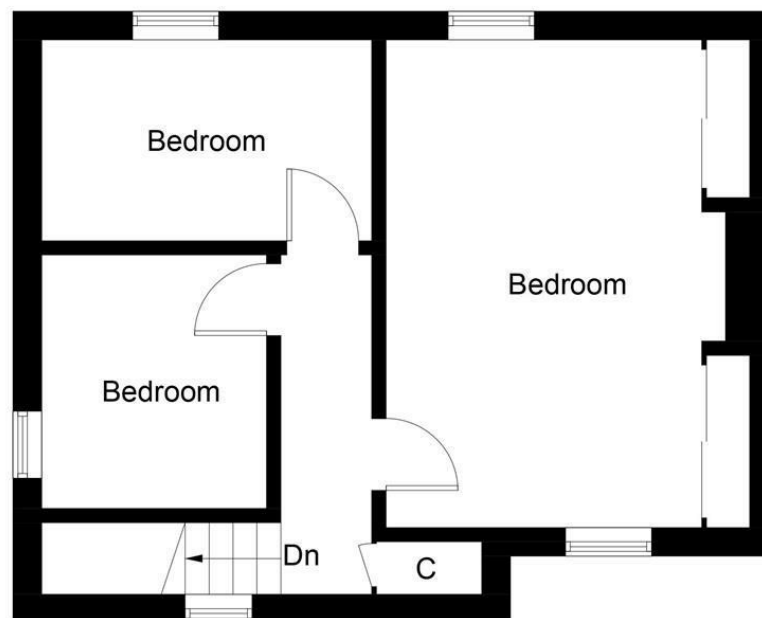
## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



Ground Floor



First Floor

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