



60 Forth Park Gardens

, Kirkcaldy, KY2 5TD

Offers Over £195,000



Super opportunity to acquire a semi-detached bungalow with an attic conversion, in the ever-popular Forth Park Gardens, Kirkcaldy. Offering great potential for modernisation, this flexible home features a spacious lounge, dining kitchen, bathroom, ground-floor bedroom, further dining space and a bright sun-room extension with French doors. The converted attic provides an additional bedroom or adaptable living space. The property benefits from gas heating, double glazing, a driveway with garage, and a private rear garden. Ideal for buyers looking for a project with scope to add value.

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 Ravensraig 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.



Entry

Entry to the property is via a timber door with paned inset to the front. There is side access into the rear garden, to the back door and also French doors into the sun room.

Entrance Vestibule

Provides access into the entrance hallway.

Entrance Hallway

The entrance hallway provides access to the lounge, bedroom, bathroom and into the dining area. Storage cupboard, also housing meters.

Lounge 14'4" x 12'2" (4.38 x 3.72)

A well-proportioned main living space with potential for reconfiguration or modernisation. The room offers a comfortable footprint for a variety of furniture layouts and serves as the central hub of the home. Gas fire to wall. Doorway into the dining kitchen and window formation to the front of the property.

Dining Kitchen 14'4" x 9'2" (4.38 x 2.81)

Currently arranged as a combined kitchen and dining space. Whilst in need of complete renovation, this area provides a solid foundation for a stylish redesign and offers the chance to create a modern open-plan cooking and socialising zone. Window to the side and rear with back door access into the garden.

Bedroom 12'1" x 11'8" (3.7 x 3.56)

A practical ground-floor double bedroom with double window formation to the front of the property. Shallow cupboard with shelving.

Bathroom

Located on the ground floor, the bathroom requires refurbishment but provides a functional layout with bath, wash hand basin and toilet, ready for a contemporary upgrade.

Dining Area (incorporating staircase) 10'4" x 9'10" (3.17 x 3.02)

Positioned conveniently off the hallway, this dining space is flexible of use, with stairs to the attic conversion and archway into the sun room.

Sun Room 12'2" x 9'6" (at widest points) (3.71 x 2.9 (at widest points))

A bright and airy extension featuring French doors leading directly to the garden and rear facing window. This space is ideal for relaxation, hobbies, or as an additional seating area.

Attic Conversion/Bedroom 25'0" x 10'1" (excluding the eaves cupboard) (7.63 x 3.08 (excluding the eaves cupboard))

The converted attic provides a generous additional bedroom or versatile multi-use space—perfect as a studio, office, playroom or guest accommodation. Offers excellent potential for further enhancement. Features Velux windows and a great space to make your own.

Double/Single Glazing

The windows and doors provided in the property incorporate some double glazing, including the rear extension's patio doors and rear main roof Velux windows. Some doors and windows are of older type, including external doors and an original single glazed window in the attic room's gable eaves area.

Gas Central Heating

The property has the use of a gas fired central heating system, the back boiler for which is connected to the lounge gas fire as previously noted and will also serve the property's hot water supply. There is a separate hot water storage tank contained within the attic room's gable roof eaves area.

Gardens

The easily maintained front garden is laid to chips. The fully enclosed, walled rear garden, offers privacy and scope for landscaping. With some attention, it could become a wonderful outdoor retreat.

Driveway & Garage

The property benefits from a private driveway and single garage with up and over door, providing off-street parking and useful storage.

Viewing

Please call us on 01592 757114 or email us at property@innesjohnston.co.uk to book your viewing slot!

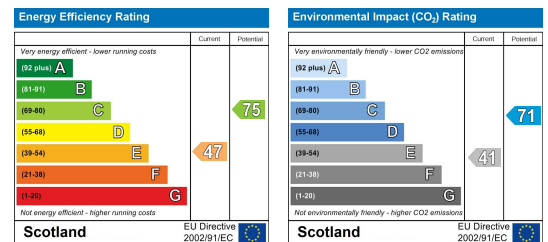
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If you're thinking of selling and would like expert advice or a market appraisal, call us on 01592 757114 to book your free, no-obligation appointment.

Area Map



Energy Efficiency Graph



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