



40 Salisbury Street, Kirkcaldy - KY2 5HN

Kirkcaldy

Offers Over £105,000





## 40 Salisbury Street

Kirkcaldy, Kirkcaldy

Spacious ground floor apartment with front and rear gardens, main door access, two double bedrooms, modern kitchen and bathroom. Close to amenities and train station. Home Report £110,000.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- BRIGHT TRADITIONAL MAIN DOOR GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- DG- GCH - EPC E - HOME REPROT £110,000
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- PERFECT STARTER HOME
- VIEW NOW!



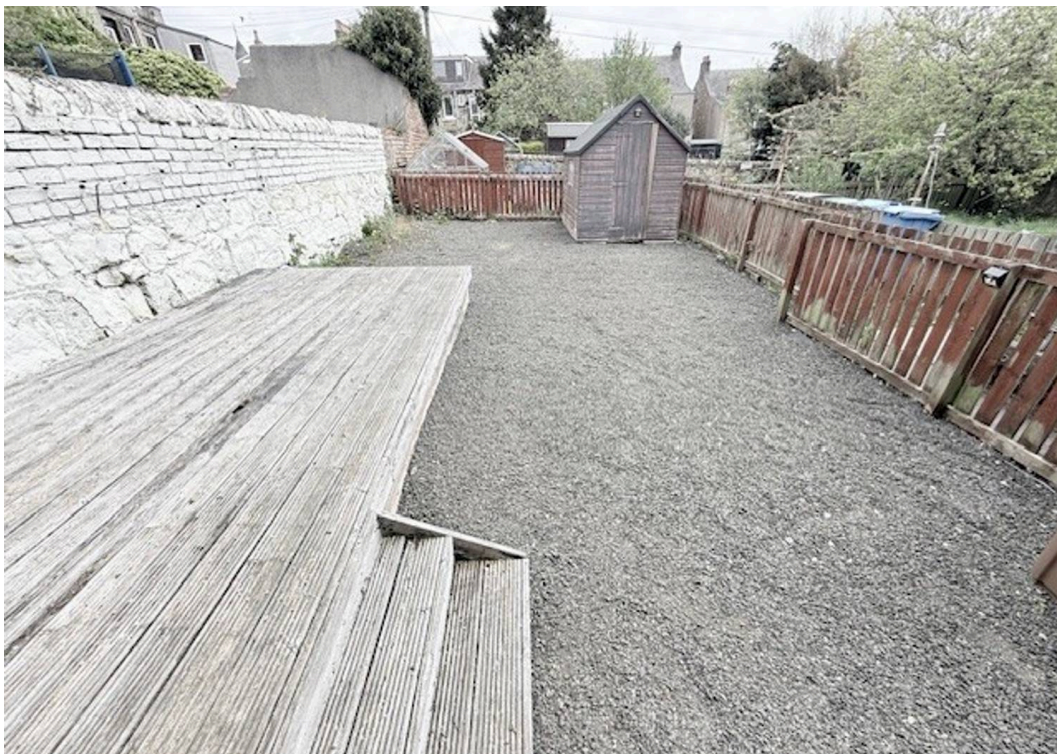
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**GARDEN**

**FRONT & REAR**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

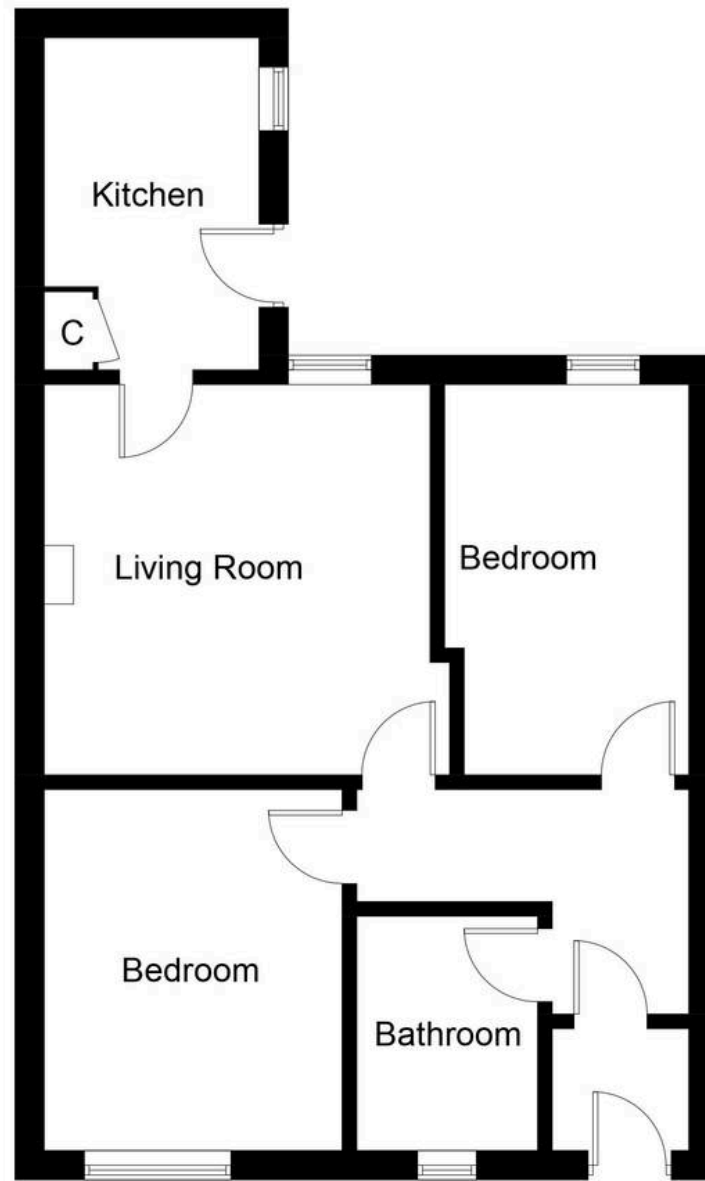


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