

# first for homes

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Contact Allan England's Team

01592 752 944



Sandford Gate, Kirkcaldy

**Offers over £89,995**

# Sandford Gate, Kirkcaldy

Lovely 1 Bed Ground Floor Retirement Apartment Within Sought-After Area Of Kirkcaldy!

Allan England's award winning team at first for homes would like to welcome to the market this rarely available Retirement Apartment (over 60's only) situated within a desirable area of Kirkcaldy, within close proximity to amenities. The property offers, entrance hall with fitted cupboard, generous family lounge/dining room, kitchen, spacious double bedroom and shower room with walk-in shower. Externally, there are shared garden grounds and resident car parking available. Early viewing is essential to ensure you don't miss out!

HOME REPORT VALUE - £95,000

EPC RATING- C

COUNCIL TAX BAND - D

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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.

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

### LOUNGE / DINER

26'10" x 10'7" approx. (at widest points) (8.20m x 3.25 approx. (at widest points))

### KITCHEN

7'7" x 7'3" approx. (at widest points) (2.32m x 2.21m approx. (at widest points) )

### BEDROOM

21'1" x 9'2" approx. (at widest points) (6.43m x 2.80m approx. (at widest points))

### WALK-IN SHOWER ROOM

6'9" x 5'6" approx. (at widest points) (2.08m x 1.70m approx. (at widest points))

### COMMUNAL GARDEN GROUNDS

### RESIDENTS CAR PARK

### FACTOR FEE

### INFORMATION



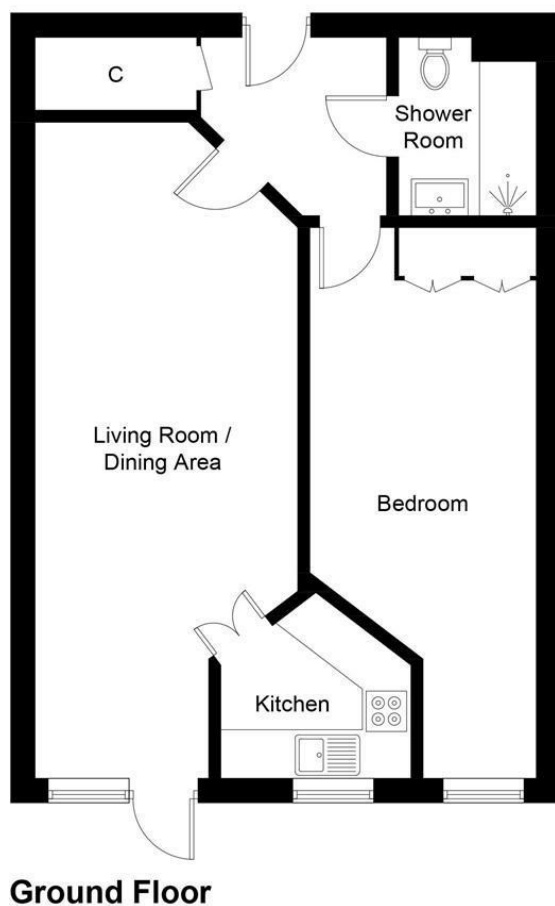


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316543)

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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.



**first for trust**



**first for service**



**first for aftercare**

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