



4 Winifred Street, Kirkcaldy, KY2 5SR

Offers Over £145,000



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Number four is a spacious Semi-detached villa which is located at the end of a quiet cul de sac location within a popular, established residential area.

The property is centrally located with the town centre close-by, excellent shopping facilities, main-line train station, Adam Smith theatre, museum, leisure complex, beaches, parks, Fife College and schools.

The property is entered from the front into the entrance hallway where there is an understairs storage cupboard offering power.

The bright lounge offers one window to the front. Electric fire. Archway through to dining area with French doors leading to the rear garden.

The recently upgraded kitchen is fitted with grey base and wall units, stainless steel sink and drainer co ordinating work surfaces. Gas hob with extractor above and electric oven. Integral fridge and washing machine. Window to the rear.

The recently upgraded shower room offers a W. C., wash hand basin set within vanity storage unit. Walkin shower cubicle with mixer shower. Opaque window to the rear.

A staircase from the hallway leads to the upper

level.

Bedroom one offers two windows to the front. Fitted mirrored wardrobe facilities along one wall and further storage cupboard.

Bedroom two offers a window to the rear.

Bedroom three also offers a window to the rear.

Two storage cupboards one housing the combi boiler.

Access to the attic within the upper hallway.

To the front the garden is laid out for ease of maintenance with chips and monobloked areas.

To the side there is monoblocked off street parking.

A gate leads to the rear garden which is again laid out for ease of maintenance slabbed and chipped areas. Timber garage with concrete base.





- Semi detached villa
- Quiet cul de sac location
- Entrance hallway
- Lounge / Dining room
- Fitted kitchen
- Shower room
- Three bedrooms
- Gas central heating and Double glazing
- Monoblocked driveway parking
- Easy to maintain gardens to the front and rear

INCLUDED

All fitted carpets, fitted floor coverings. Integral appliances.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 947.00 SQ FT



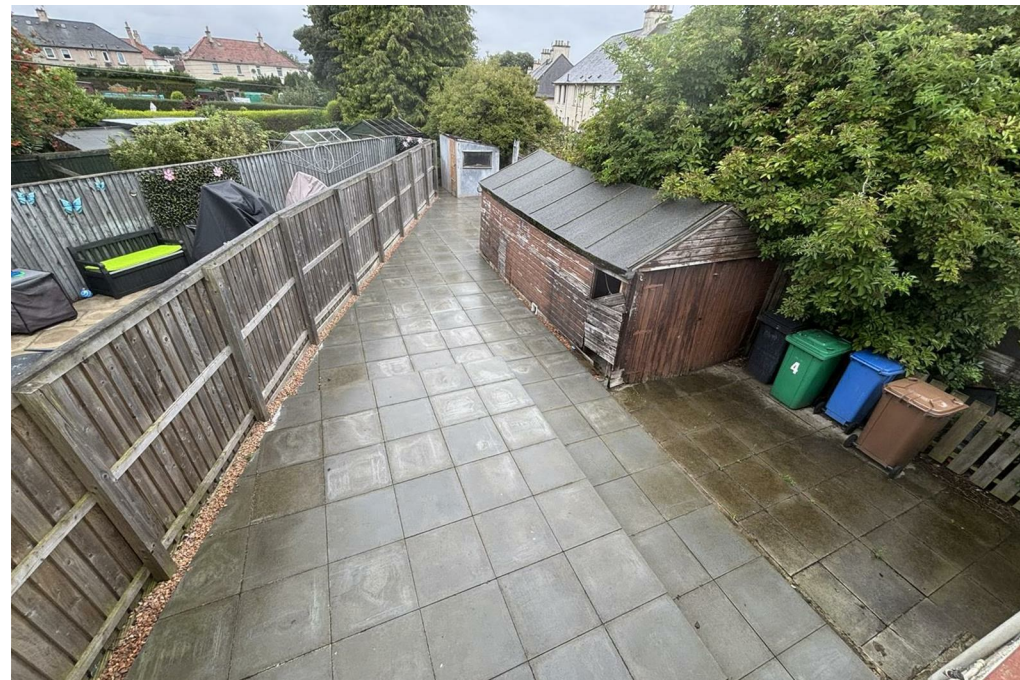




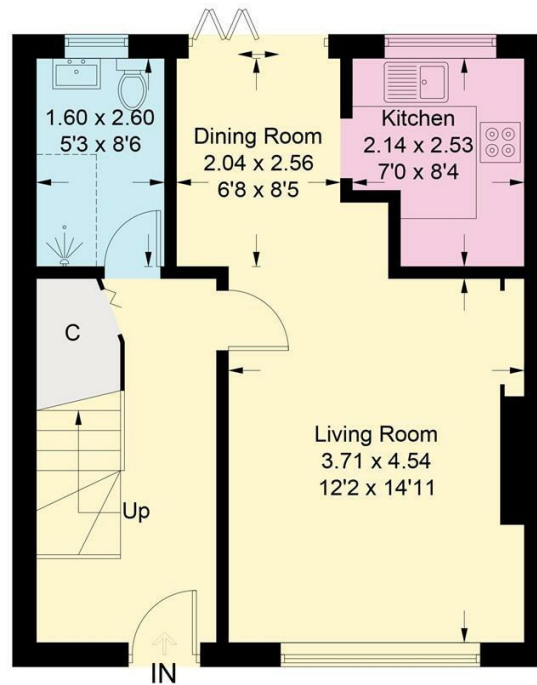
Room Sizes

Approximate measurements

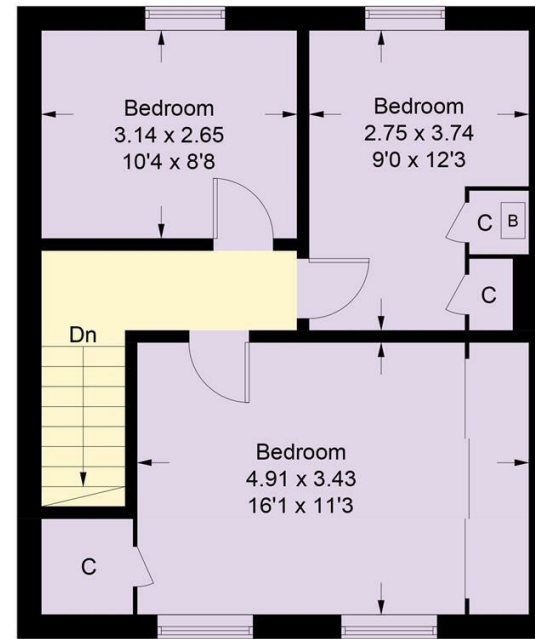
Lounge	12'2" x 14'10"
Dining area	6'8" x 8'4"
Kitchen	7'0" x 8'3"
Shower room	5'2" x 8'6"
Bedroom 1	16'1" x 11'3"
Bedroom 2	10'3" x 8'8"
Bedroom 3	9'0" x 12'3"



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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326670)



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.