



**69c Viceroy Street, Kirkcaldy – KY2 5HU**

Kirkcaldy

Offers Over £68,995



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## 69c Viceroy Street

Kirkcaldy, Kirkcaldy

New for sale a Well-Presented Traditional 1st Floor Apartment in popular location modernised internally. Award Winning Home Sweet Home Estate Agents Fife are delighted to present for sale a perfect starter home comprising Entrance Hall - Bright Lounge - Double Bedroom - Modern Fitted Kitchen - Modern Bathroom/WC.

Benefitting from DG- GCH - EPC C - HOME REPORT £70,000. Externally bin store to rear. View Now!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- WELL PRESENTED TRADITIONAL UPPER FLAT
- SPACIOUS DOUBLE BEDROOM
- DG- GCH - EPC C - HOME REPORT £70,000
- BRIGHT LOUNGE
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- IDEAL STARTER HOME
- VIEW NOW!



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COMMUNAL GARDEN



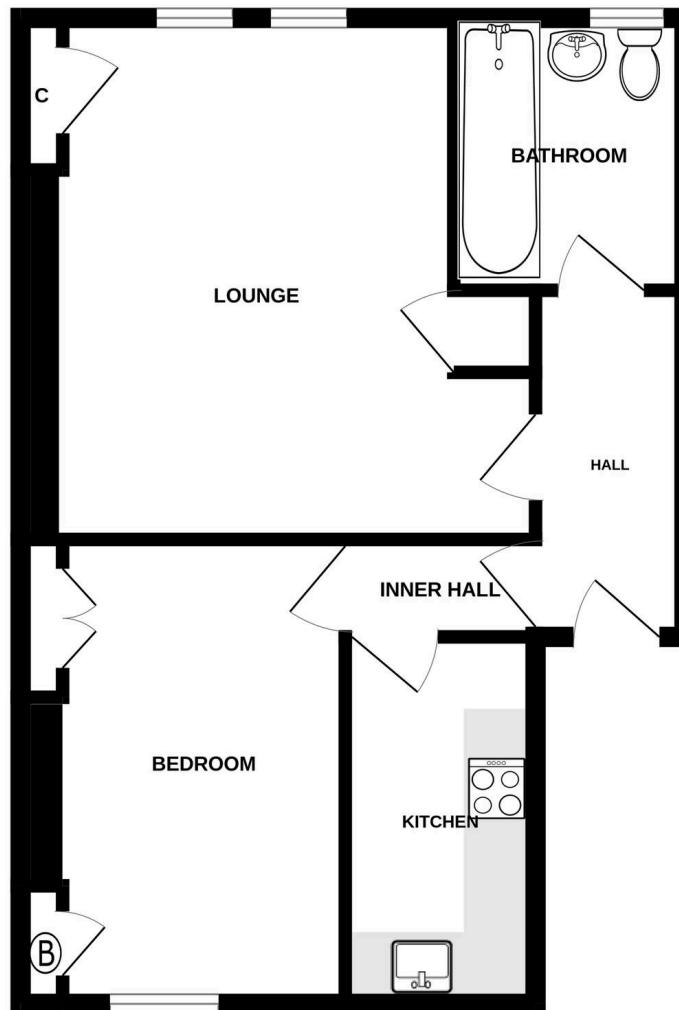
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher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

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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