

first for homes

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Contact Allan England's Team

01592 752 944



Forth Park Gardens, Kirkcaldy

Offers over £215,000

Forth Park Gardens, Kirkcaldy

Bright & Spacious 4 Bed Detached Villa Boasting Tandem Garage, South Facing Rear Garden & Driveway, Situated in the Sought After Area of Forth Park Gardens, Kirkcaldy. In Need of Modernisation!

Allan England's award winning team at first for homes are proud to welcome to the market this highly sought-after 4-bedroom Detached Family Villa situated within a desirable area of Forth Park Gardens, Kirkcaldy. Approx Size 130m². The property would benefit from modernisation internally. The accommodation comprises: spacious hallway, spacious family lounge with gas fire, kitchen, dining room, rear conservatory./porch, 4 bedrooms, office/study (which could be opened up and converted to bedroom 4 en-suite). Property also benefits from UPVC double glazing and a gas fired Worcester boiler. Externally, there are gardens to the front, a south facing rear garden, driveway to the side which will accommodate 1 car with room to extend and tandem garage. Early viewing is highly recommended to ensure you don't miss out!

* Please note that this style of property is in high demand! - Similar properties required!

HOME REPORT VALUE £ 225,000

EPC RATING D

COUNCIL TAX BAND E

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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 HALLWAY

LOUNGE 14'9" x 11'5" approx (4.50m x 3.48m approx)

KITCHEN 11'3" x 7'10" approx (3.44m x 2.40m approx)

CONSERVATORY/PORCH
7'10" x 5'6" approx (2.40m x 1.70m approx)

DINING ROOM 10'9" x 10'4" approx (3.28m x 3.17m approx)

BEDROOM 1 14'10" x 10'4" approx (4.54m x 3.16m approx)

BEDROOM 2 12'7" x 11'6" approx (3.84m x 3.51m approx)

STAIRS TO UPPER LEVEL

BEDROOM 3 17'0" x 13'6" approx (5.20m x 4.14m approx)

BEDROOM 4
15'0" x 8'2" (at widest points) (4.59m x 2.51m (at widest points))

OFFICE/STUDY 8'6" x 7'6" approx (2.61m x 2.30m approx)

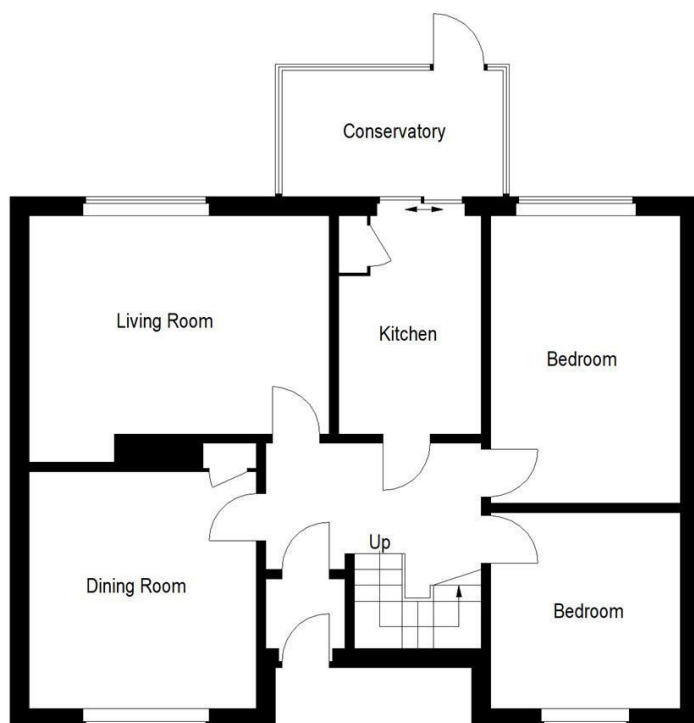
FAMILY BATHROOM
8'10" x 6'0" approx (2.70m x 1.83m approx)

TANDEM GARAGE 33'7" x 9'2" approx (10.26m x 2.80m approx)

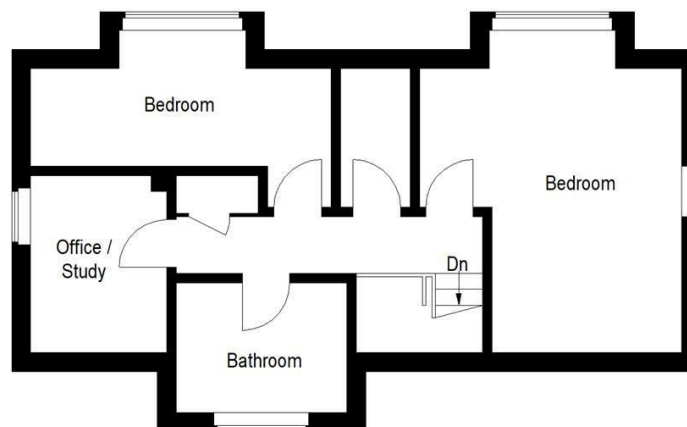
1 CAR DRIVEWAY (ROOM TO EXTEND)

GARDEN GROUNDS





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340454)

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