

GREENLOANINGS KIRKCALDY | OFFERS OVER £130,000

0800 999 1565

www.AMAZINGRESULTS.com

AMAZING RESULTS!™

THE PROFESSIONAL ESTATE AGENTS





GREENLOANINGS

KIRKCALDY

£130,000

Enjoying a prime location in the popular area of Greenloanings, Kirkcaldy, this delightful terraced house presents an exceptional opportunity for families seeking a comfortable and spacious home. Spanning an impressive 893 square feet, this property boasts three good-sized bedrooms, lounge, kitchen, utility room and a fitted shower room, making it ideal for family living.

This competitively-priced, ready-to-move-into family home is a rare find in its price range, and we encourage you not to miss the chance to make it your own.

DESCRIPTION

AMAZING RESULTS! Estate Agents are delighted to offer to the market this spacious 3 Bedroom Terraced Family Home in lovely setting overlooking Birman Road Playpark within a popular residential area including private south-facing gardens.

Upon entering, you are greeted by a welcoming central hallway that serves as the heart of the home. The inviting sitting room offers lovely views of the nearby Birman Road Playpark and overlooks a sunny, private garden at the rear, creating a perfect space for relaxation and family gatherings. The fitted kitchen comes complete with essential appliances and leads to a convenient utility room, which provides access to the front garden.

The upper floor features three excellent bedrooms, each offering ample space and natural light, alongside a family shower room.

While this family home does require some upgrading, this is reflected in the attractive asking price. The home has been thoughtfully maintained, with some rooms recently re-carpeted, ensuring a fresh and welcoming atmosphere, presenting an excellent opportunity for buyers looking to personalise their new home.

Externally, the property boasts a private, enclosed rear garden that is sure to impress. Its south-facing position allows for plenty of sunshine, making it an ideal spot for outdoor entertaining or simply enjoying the warm weather. The front garden is easily maintained, adding to the overall appeal of the property.

Additional features include electric panel heating that can be controlled via your mobile phone, double glazing for energy efficiency, and solar panels, enhancing the home's sustainability.

LOCATION

Number 210 Greenloanings enjoys a superb setting within this popular location overlooking Birman Road playground within walking distance to local shops, primary/secondary schools, and close to Fife Retail Park and the A92 (Edinburgh) link road which allows for easy commuting.

Kirkcaldy itself is situated on the coast of the Firth of Forth and offers a wide range of shopping, recreational facilities and amenities including a theatre, museum and library. There are nursery, primary, secondary and further education facilities.

Kirkcaldy town has a local rail and bus station which connects to most areas including Edinburgh. The town is also well placed for access to the motorway network. There is a selection of parks, beaches and coastal paths. There are two 18-hole golf courses.

KEY FEATURES

- Spacious Terraced Family Home
- Popular location
- Lovely setting with open aspect
- Lounge
- Kitchen & utility
- 3 bedrooms
- Family shower room
- Private enclosed garden
- Electric panel heating & double glazing
- Easy access to amenities & motorway networks

GARDEN

The garden to the rear of the property provides a good degree of privacy with fence surround in a sunny south-facing position including a seating area and lawned area of garden. There's an easily maintained garden to the front of the property.

EXTRAS

All fitted floor coverings, blinds and kitchen appliances are included in the purchase price.

ARRANGE A VIEWING

Viewing by appointment. Call your local Professional Estate Agent, Colin Jenkins to see this property today. 01592 303012.

PROPERTY TO SELL?

Find out how much your property is worth today. Get expert advice and a free, no obligation valuation from your local Professional Estate Agent, Colin Jenkins.

COMPARE 1,000'S OF MORTGAGES

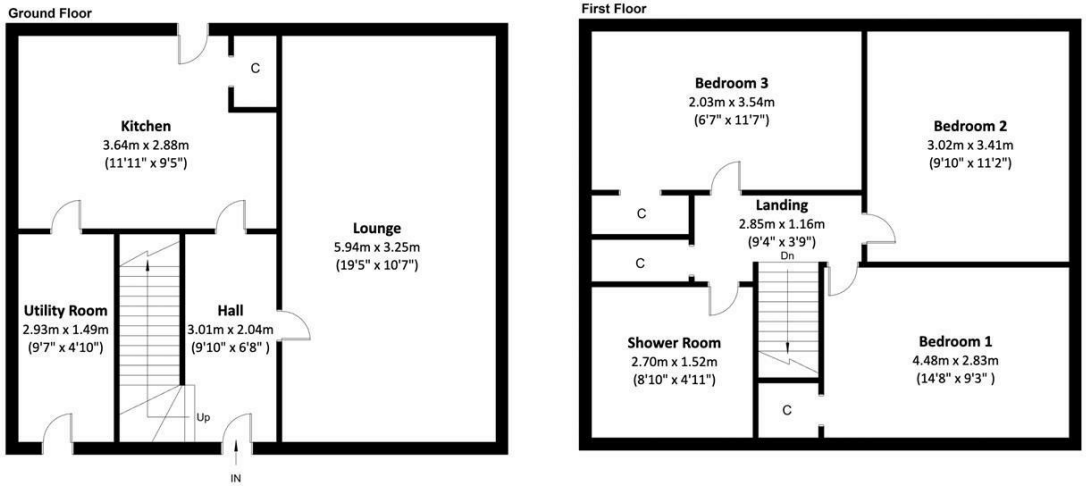
Want to make sure you are getting the best mortgage rate? Our expert Mortgage Advisers can compare 1,000's of great mortgage deals for you. It's fee-free independent mortgage advice that could save you time and money. 0800 999 1565.

NEED A GREAT SOLICITOR QUOTE?

Call now and see how much you could save. Low-cost fixed fees guaranteed. Save time and effort. Get a free quote now.

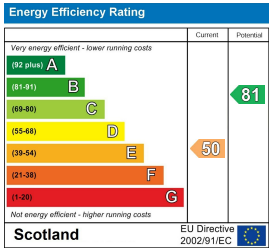
*Award-Winning Estate Agents with over 140+ Google 5-Star customer reviews. *We're open evenings & weekends, 7 days a week! *Trusted by 1,000's of homeowners across Scotland, whatever your reason for moving, we're here to guide you every step of the way.

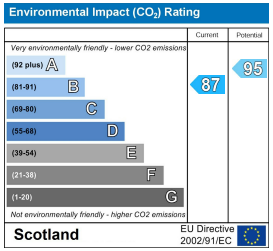
AMAZING SERVICE. AMAZING RESULTS!™



AMAZING RESULTS
THE PROFESSIONAL ESTATE AGENTS

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.





To view this property call Colin Jenkins on 0800 999 1565

















Colin Jenkins

Founder/Professional Estate Agent

0800 999 1565 (office)
07977 170505 (mobile)

colin@AMAZINGRESULTS.com

The Property Ombudsman rightmove Zoopla

s1homes.com PrimeLocation.com

www.AMAZINGRESULTS.com

Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

Scotland's Estate Agent, delivering award-winning customer service, local know-how and amazing results, since 2013.