



innes johnston
PROPERTY

60 Forth Park Gardens, Kirkcaldy – KY2 5TD

Offers Over £145,000



60 Forth Park Gardens

Kirkcaldy

- Fabulous Renovation Opportunity!
- Semi Detached Bungalow In Popular Locale
- Lounge & Dining Kitchen
- Dining Area & Sun Room
- One Bedroom & Bathroom
- Gas Central Heating & Double/Single Glazing
- Driveway, Garage & Gardens

Kirkcaldy, the vibrant "Lang Toun," offers a perfect blend of coastal charm and modern urban convenience on the northern shores of the Firth of Forth. Renowned for its stunning four-mile waterfront and historic Dysart Harbour, the town boasts extensive green spaces including the award-winning Beveridge and Ravenscraig Parks. Residents enjoy a rich cultural scene centered around the Kirkcaldy Galleries and Adam Smith Theatre, alongside a bustling High Street and diverse local amenities. With excellent rail links to Edinburgh and Dundee, highly regarded schools, and significant ongoing regeneration projects, Kirkcaldy presents an ideal opportunity for families and professionals seeking a high quality of life in one of Fife's most historic and well-connected hubs.

Council Tax band: D

EER Band: E

Tenure: Freehold



**Entry**

Entry to the property is via a timber door with a paned inset to the front. There is side access into the rear garden, to the back door and also French doors into the sun room.

Entrance Vestibule

Provides access into the entrance hallway.

Entrance Hallway

The entrance hallway provides access to the lounge, bedroom, bathroom and into the dining area. Storage cupboard, also housing meters.

Lounge

14' 4" x 12' 2" (4.38m x 3.72m)

A well-proportioned main living space with potential for reconfiguration or modernisation. The room offers a comfortable footprint for a variety of furniture layouts and serves as the central hub of the home. Doorway into the dining kitchen and window formation to the front of the property.

Dining Kitchen

14' 4" x 9' 3" (4.38m x 2.81m)

Currently arranged as a combined kitchen and dining space. Whilst in need of complete renovation, this area provides a solid foundation for a stylish redesign and offers the chance to create a modern open-plan cooking and socialising zone. Window to the side and rear with back door access into the garden.

**Bedroom**

12' 2" x 11' 8" (3.70m x 3.56m)

A practical ground-floor double bedroom with double window formation to the front of the property. Shallow cupboard with shelving.

Bathroom

Located on the ground floor, the bathroom requires refurbishment but provides a functional layout with bath, wash hand basin and toilet, ready for a contemporary upgrade.

Dining Area (Incorporating Staircase)

10' 5" x 9' 11" (3.17m x 3.02m)

Positioned conveniently off the hallway, this dining space of flexible of use, with stairs to the attic and archway into the sun room.

Sun Room

12' 2" x 9' 6" (3.71m x 2.90m)

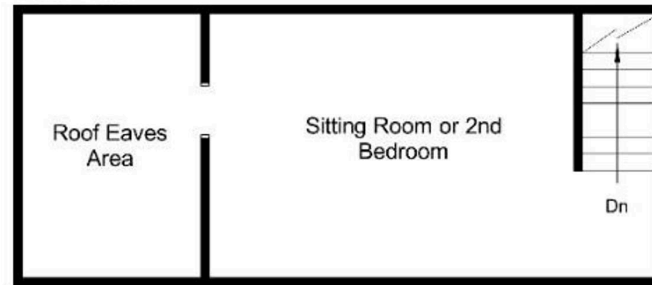
A bright and airy extension featuring French doors leading directly to the garden and rear facing window. This space is ideal for relaxation, hobbies, or as an additional seating area.

Attic Space

25' 0" x 10' 1" (7.63m x 3.08m)

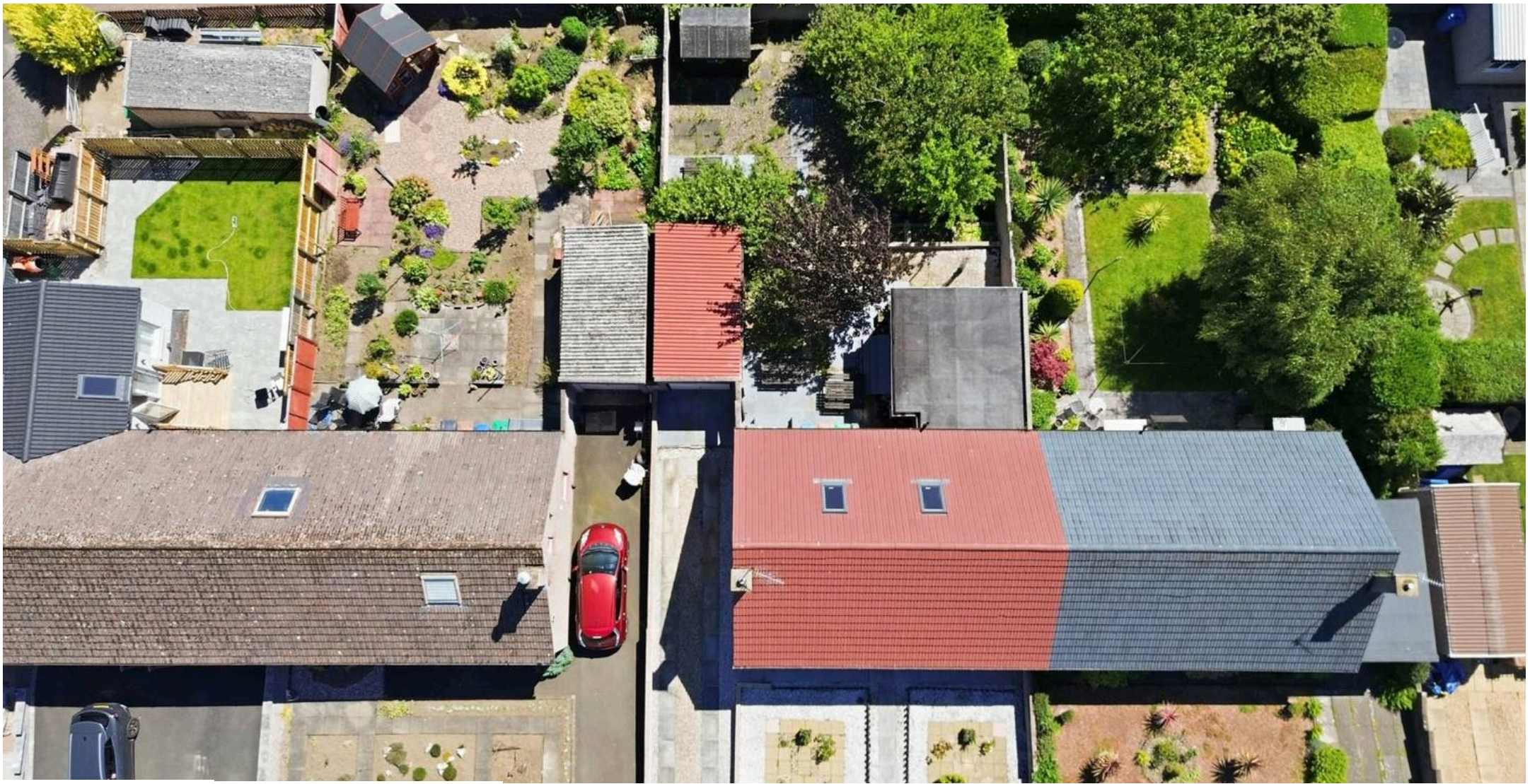
The attic floor has been converted and also incorporates fixed internal stairs and two separate Velux windows. It has been established that full Local Authority consents have not been obtained for these alterations while some of the works do not comply with Building Standards with remedial works and professional input from an Architect required. These factors have been reflected in the valuation stated with the subjects to be "sold as seen". A cash purchase may be required but subject to discussions with any lender involved.

Attic Floor



Ground Floor





innes johnston
PROPERTY

14 North Street, Glenrothes, KY7 5NA
01592 757 114 • property@innesjohnston.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.