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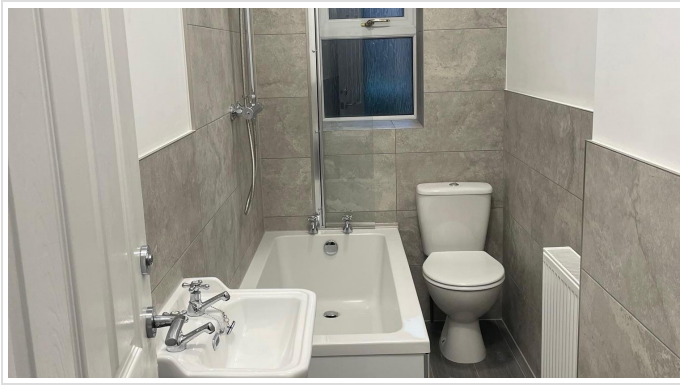
2 Bed Flat In Kidd Street , Kirkcaldy, KY1 2EE

£84,950



Ref: 16138





SHORT DESCRIPTION

Property Ref: 16138 Excellent 2-bedroom, ground-floor flat located in Kirkcaldy, recently refurbished. Conveniently situated for amenities including supermarkets, promenade, schooling, coastal path and local park, the property also has good access to the road network. Kirkcaldy is served by mainline train and bus services providing access to Edinburgh & Dundee, perfect for commuting. Benefitting from double glazing, gas central heating, freshly decorated, refurbished bathroom, new carpets and floor coverings. The accommodation comprises: Living Room - 4.57m x 4.37m (at widest point), with storage cupboard Fitted Kitchen - 3m x 2m (at widest point), with storage cupboard Bedroom 1 - 4.6m x 3.3m (at widest point), with storage cupboard Bedroom 2 - 3.6m x 1.92m (at widest point) Modern bathroom - 3m x 1.23m (at widest point) Early viewing is highly recommended. Property Type: Flat Full selling price: £84950.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: A EPC rating: D Measurement: 516.668 sq.ft. Outside Space: Shared Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Date of certificate: 21 January 2020 Approved Organisation: Lintas
 Total floor area: 48 m² Main heating and fuel: Boiler and radiators, mains gas
 Primary Energy Indicator: 271 kWh/m²/year

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,757	See your recommendations report for more information
Over 3 years you could save*	£753	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

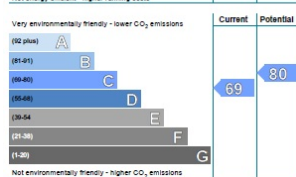


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is band D (68). The average rating for EPCs in Scotland is band D (61).

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is band C (69)

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£540.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£213.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenencotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE.

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