99Home Ltd.
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2 Bed Flat In Beatty Crescent , Kirkcaldy, KY1 2HS

£87,950











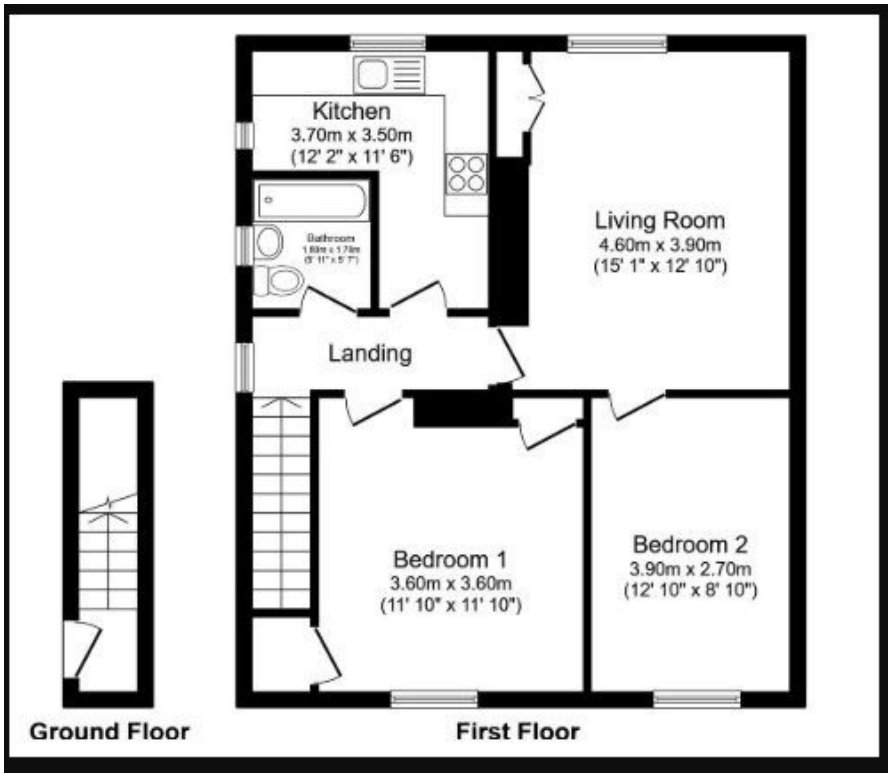
SHORT DESCRIPTION

Property Ref: 17012 A bright and spacious upper quarter villa located in the ever popular Beatty Crescent area of Kirkcaldy. This well proportioned two bedroom flat offers generous room sizes, private outdoor space, and excellent value for buyers seeking a comfortable home in a quiet residential setting. The accommodation comprises a welcoming entrance stairway leading to a central hallway, a large front facing lounge with ample natural light, a fitted kitchen, two good sized bedrooms, and a modern bathroom. The layout is ideal for first time buyers, downsizers, or investors looking for a strong rental location. Externally, the property benefits from its own private garden area, typical of the four in a block style, offering space for seating, storage, or further landscaping. On street parking is readily available. Beatty Crescent is a well established neighbourhood with strong recent sales activity and steady demand for upper flats in this style. Local amenities, schools, transport links, and shops are all within easy reach, while Kirkcaldy town centre and the A92 are just a short drive away. A solid opportunity in a sought after pocket of the town — early viewing is recommended Property Type: Flat Full selling price: £87950.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC rating: C Measurement: 731.946 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant.

2	1	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

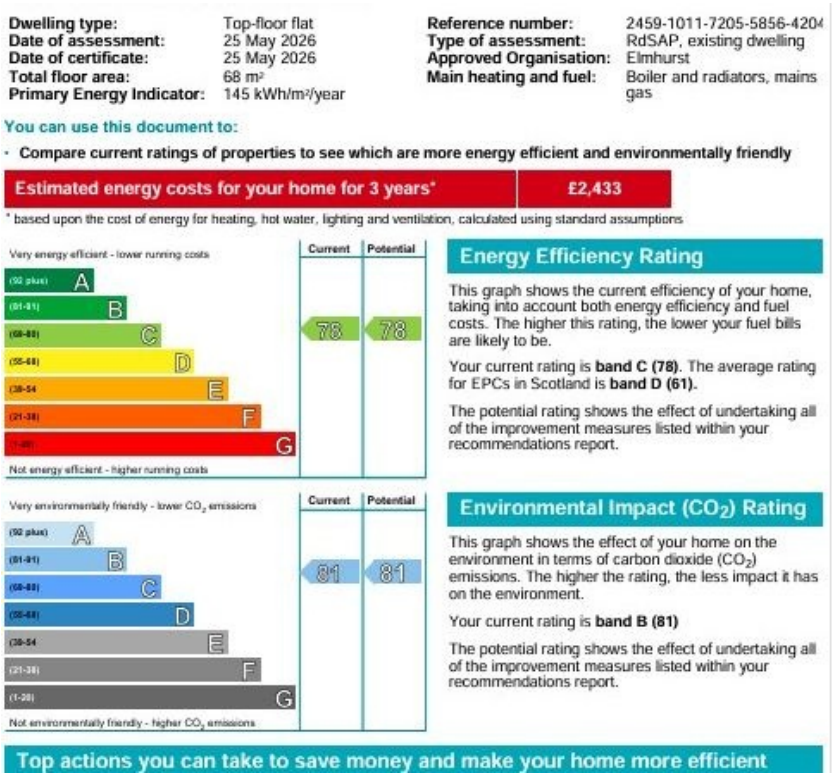
FLOOR PLAN

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.



Dwelling type: Top-floor flat
Date of assessment: 25 May 2026
Date of certificate: 25 May 2026
Total floor area: 68 m²
Primary Energy Indicator: 145 kWh/m²/year

Reference number: 2459-1011-7205-5856-4204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**

Estimated energy costs for your home for 3 years* £2,433

* 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 C (78)**. 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 (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (81)**

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

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