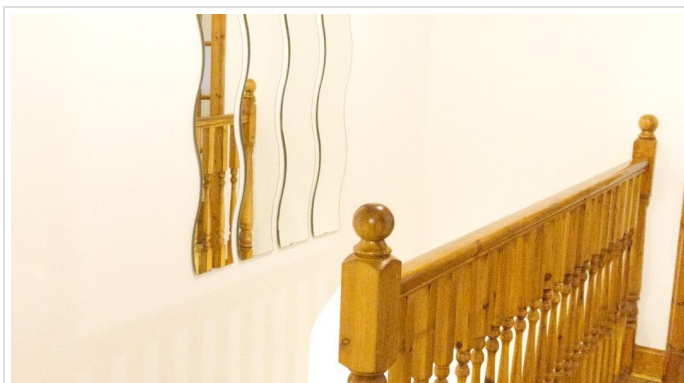
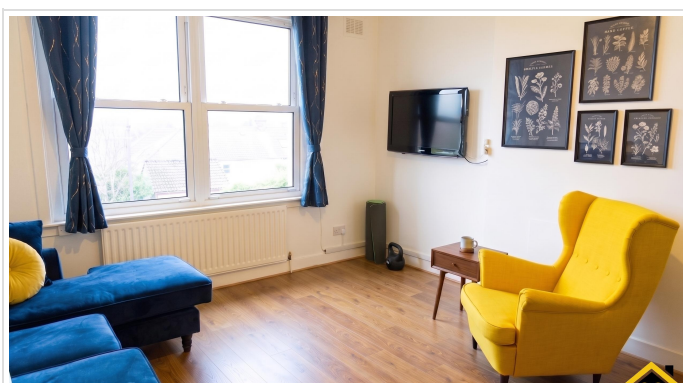


3 Bed Apartment In Kennedy Crescent , Kirkcaldy, KY2 5EN

£115,000



SHORT DESCRIPTION

Property Ref: 17334 To arrange a private viewing please contact us or select one of the upcoming open days. PRICE: Offers in excess of £115,000 (Home Report valuation £120,000 available on request) An excellent three-bedroom upper flat in a popular

residential area of Kirkcaldy, presented in genuine move-in condition and offered with no onward chain. Rarely for a flat at this price, all three bedrooms are doubles, and the Home Report valuation of £120,000 sits above the asking price. The flat has been finished to a high standard throughout, with neutral, recently refreshed decor and quality laminate flooring. Accommodation comprises: welcoming entrance hall with feature staircase, spacious rear-facing lounge, modern fitted kitchen, three double bedrooms and a contemporary shower room. Gas central heating (2021 Viessmann combination boiler, 10-year guarantee), full uPVC double glazing and cavity wall insulation give the flat its better-than-average EPC band C rating and lower running costs to match. Externally the property enjoys well-kept garden grounds: a lawned area to the side and a spacious private lawned garden to the rear. There is no factor and no monthly management fee. The location is a genuine strength: Victoria Hospital is a short walk away, ideal for NHS staff, with local shops, schools and regular buses close by, and Kirkcaldy's town centre, retail park and railway station (direct services to Edinburgh and Dundee) a few minutes further. *Home Report available on request.* *Early viewing is highly recommended.* ACCOMMODATION HALLWAY Entered from the ground-floor entrance, a feature staircase rises to the upper landing, with quality laminate flooring and access to all rooms. LOUNGE Spacious lounge overlooking the rear garden, with a feature alcove providing storage, laminate flooring and fresh neutral decor. KITCHEN Modern fitted kitchen to the rear with ample wall and base units, contrasting worktops, stainless-steel sink and drainer, gas hob and integrated oven, with tiled splashbacks and tiled flooring. BEDROOM ONE Spacious front-facing double bedroom with THREE double fitted wardrobes, coving and laminate flooring. BEDROOM TWO Front-facing double bedroom with coving, neutral decor and laminate flooring. BEDROOM THREE Side-facing double bedroom with a shelved storage cupboard, neutral decor and laminate flooring. SHOWER ROOM Contemporary shower room with double walk-in cubicle and mains rainfall shower, WC and wash-hand basin set on a high-gloss vanity unit, fitted mirror vanity, chrome heated towel rail and ceiling downlighting. GARDENS Lawned garden area to the side and a spacious private lawned garden to the rear, both recently tended. Property Type: Apartment Full selling price: £115000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: B EPC rating: C Measurement: 785.765 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Double Glazing, Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Self-occuied -----

3

Bed Room(s)

1

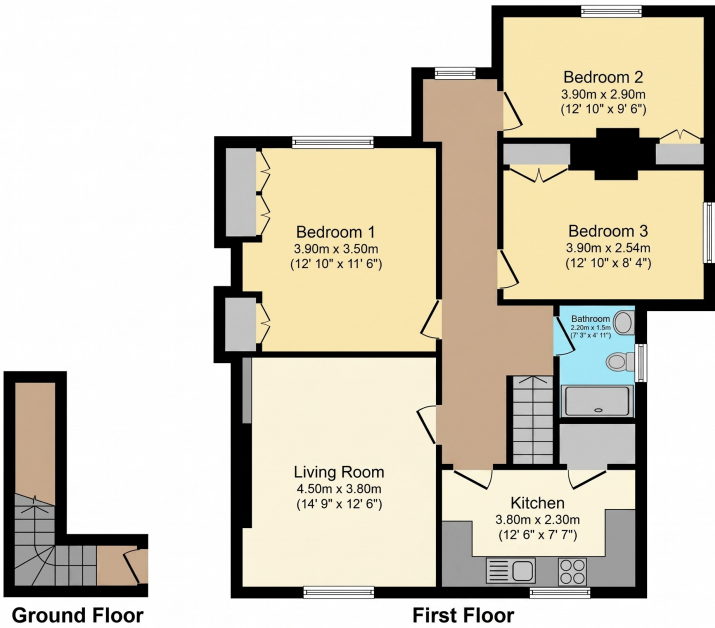
Bath Room(s)

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement

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.

