

# first for homes

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Contact Allan England's Team

01592 752 944



Winifred Street, Kirkcaldy

**Offers over £84,995**

# Winifred Street, Kirkcaldy

Ideal First-Time Purchase Or Buy-To-Let Investment! - A 2 Bed Ground Floor Apartment In Kirkcaldy!

Allan England's award winning team at first for homes welcome to the market this bright and spacious 2-bed Ground Floor Apartment situated within Kirkcaldy, Fife. The property is an ideal first-time purchase or buy-to-let investment. The accommodation comprises: entrance hall, lounge, breakfasting kitchen, 2 double bedrooms and bathroom. Externally, Garden grounds front - laid to lawn area, Rear decking, patio, laid to lawn. Street parking. New Boiler Fitted In December 2023.

Early viewing essential to ensure you don't miss out!

HOME REPORT VALUE £90,000

EPC RATING - C

COUNCIL TAX BAND - B

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The popular coastal Town of Kirkcaldy has a wide range of services including shopping, banking, schools and a host of recreational facilities such as the stunning Beveridge Park and the Adam Smith Theatre. For the commuter Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns.

- 2 Bedroom Ground Floor Apartment
- Situated In The Desirable Area Of Kirkcaldy, Fife
- Spacious Lounge
- Breakfasting Kitchen
- Front and Rear Garden Grounds
- New Boiler Fitted In December 2023
- Early Viewing Recommended
- EPC Rating - C
- Council Tax Band - B
- Home Report Value - £90,000





**SITUATION - Kirkcaldy**

**ENTRANCE HALLWAY**

**LOUNGE** 12'11" x 12'7" approx (3.96m x 3.86m approx)

**BREAKFASTING KITCHEN**

13'0" x 12'11" approx (3.97m x 3.94m approx)

**BEDROOM 1**

12'11" x 10'8" approx (3.94m x 3.26m approx)

**BEDROOM 2**

12'11" x 8'0" approx (3.96m x 2.46m approx)

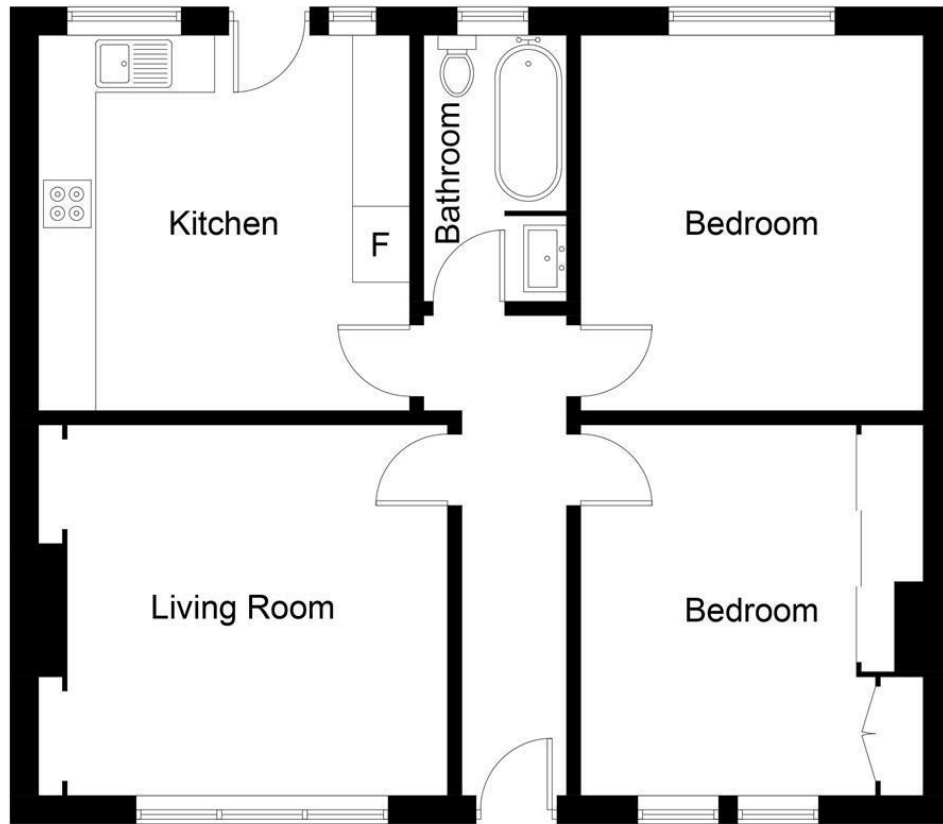
**BATHROOM** 9'2" x 4'7" approx (2.81m x 1.42m approx)

**FRONT AND REAR GARDEN GROUNDS**

**ON STREET PARKING**

**INFORMATION**





**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079612)

## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

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