

# first for homes

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01592 752 944



Laurel Crescent, Kirkcaldy

**Offers over £96,995**

# Laurel Crescent, Kirkcaldy

Beautifully Presented 3 Bedroom 1st Floor Apartment, Move In Condition, Situated In The Sought After Area Of Kirkcaldy!

Allan England's Award-Winning Team at first for homes are proud to welcome to the market this beautiful 3-bedroom 1st floor apartment in the sought after area in Kirkcaldy. This move in condition property offers entrance hallway, spacious lounge, kitchen, 3 bedrooms with built in wardrobes and family bathroom. Externally, there are garden grounds to the rear and side. Don't miss out! Viewing highly recommended.

Home Report Value - £103,000

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.



- Beautifully Presented 3-Bedroom 1st Floor Apartment
- Sought After Location of Kirkcaldy
- 3 Double Bedrooms With Built-In Wardrobes
- Spacious Lounge, Modern Kitchen
- Family Bathroom
- Garden Grounds to Rear and Side
- Viewing Highly Recommended
- EPC Rating - C
- Council Tax - B
- Home Report Value - £103,000



**SITUATION - Kirkcaldy**

**STAIRS TO UPPER LEVEL**

**ENTRANCE HALL**

**LOUNGE** 14'9" x 12'7" approx (4.51m x 3.86m approx)

**KITCHEN/BREAKFAST BAR**  
12'8" x 7'4" approx (3.88m x 2.24m approx)

**BEDROOM 1**  
12'11" x 10'2" approx (3.94m x 3.12m approx)

**BEDROOM 2**  
12'10" x 9'6" approx (3.92m x 2.92m approx)

**BEDROOM 3**  
13'1" x 8'7" approx (4.00m x 2.62m approx)

**BATHROOM** 7'4" x 5'1" approx (2.26m x 1.57m approx)

**REAR AND SIDE GARDEN GROUNDS**

**INFORMATION**

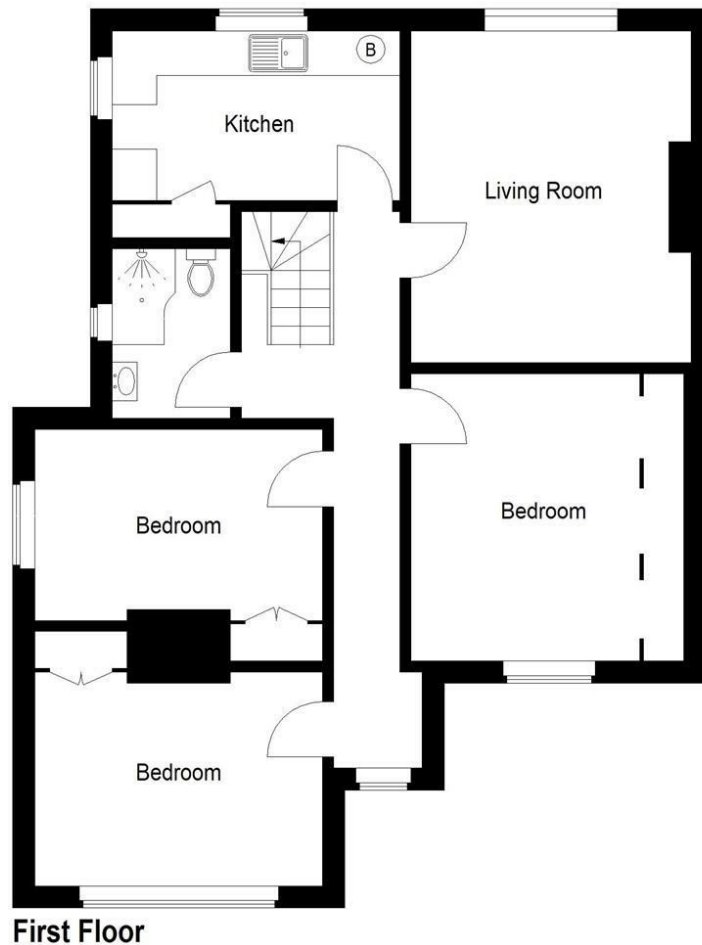


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1078604)

## 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

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**first for trust**



**first for service**



**first for aftercare**

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