



Kirkcaldy
7 Annsmuir Place

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Slater Hogg & Howison
Estate Agency & Lettings



7 Annsmuir Place, Kirkcaldy, Fife, KY2 6HS

Set within a cul-de-sac within the desirable Dunnikier residential area of Kirkcaldy is this three bedroom detached villa.

Although in need of refurbishment throughout, the property provides buyers a superb opportunity to create their own family home. Conveniently located for local amenities including convenience store & primary schooling, with supermarket, high school and transport links throughout Fife and beyond found nearby.

Internally, the family sized accommodation comprises of an entrance hall, stairs to upper level and storage below, lounge, dining room and kitchen with integrated dishwasher, oven, hob and hood. On the upper level there is a landing with storage cupboard, three bedrooms each benefitting from fitted storage and the home is completed by the three piece family bathroom. The home benefits from double glazing and gas central heating.

Externally, there is a driveway to the side of the property and a garage providing off-street parking. There are gardens to both front and rear. The property shall be sold as seen. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order.

Any prospective purchasers must accept that the property is offered for sale on this basis.

Please refer to published Home Report for EER Band.

Vendors:

Clients of Slater Hogg & Howison

Viewing:

By appointment through Slater Hogg & Howison

Office Contact:

01592 206000

Reference: KIC190046





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KY2 6HS



Room Dimensions...

Lounge	15'1" x 12'7" (4.6m x 3.84m)
Dining Room	11' x 8'2" (3.35m x 2.5m)
Kitchen	11' x 8'11" (3.35m x 2.72m)
Bedroom One	14'3" x 10'6" (4.34m x 3.2m)
Bedroom Two	13' x 9'4" (3.96m x 2.84m)
Bedroom Three	9'8" x 8'3" (2.95m x 2.51m)
Bathroom	6'4" x 6'2" (1.93m x 1.88m)

Your local office...

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