



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

54 The Kyles, Kirkcaldy, KY1 2QG
Offers Over £157,000



Most attractive end terraced villa ranged over 3 levels and enjoying a very pleasant location with attractive views over park area. Ground floor - Entrance Vestibule, Hall, Dining kitchen, WC, First floor - Lounge & Bedroom 3, Second floor - 2 Bedrooms & Bathroom. Double glazing. Gas central heating. Small garden to rear. Modern decor. Popular area. Move in condition. EPC - B. Excellent energy efficiency.

LOCATION

The Kyles is a attractive, modern development which is conveniently located approximately 1 mile from the High Street. This development is surrounded by the Coastal Pathway with Beach, Park and Castle access. Just steps to all necessities including the Coastal Transit Route, and Kirkcaldy's High Street, Fife's largest entertainment and marketplace. Only 30 minutes to Edinburgh and St. Andrews, The Kyles is an excellent home base for touring, sport and shopping excursions. Historic Pubs, variety, take-out and bakers are all at your door.

PROPERTY - END TERRACED VILLA

- Ranged over 3 levels
- Entrance vestibule
- Hall
- Lounge
- Dining kitchen
- 3 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Small private garden area to rear
- Shared drying area
- Attractive outlook over park area
- Residents parking

ACCOMMODATION

Entrance Vestibule

With storage cupboard and door to hall.

Hall

With doors to the dining kitchen and WC.

WC 2.10 m x 1.00 m / 6'11" x 3'3"

Fitted with a white suite.

Dining Kitchen 5.90 m x 3.50 m / 19'4" x 11'6"

This is a well proportioned dining kitchen. Door to garden. Front and rear.

Landing

With doors to Lounge and bedroom 3. Storage cupboard.

Lounge 4.20 m x 3.50 m / 13'9" x 11'6"

This good sized lounge has a picture window. Rear.

Bedroom 3 3.50 m x 2.20 m / 11'6" x 7'3"

A good size double bedroom. Front.

Upper Landing

With doors to 2 bedrooms and bathroom. Storage cupboard.

Bedroom 1 3.50 m x 3.00 m / 11'6" x 9'10"

The main bedroom enjoys the benefit of a double built in wardrobe with sliding mirror doors. Rear.

Bedroom 2 3.50 m x 2.80 m / 11'6" x 9'2"

The second double bedroom also has a double built in wardrobe with sliding mirror doors. Front.

Shower Room 2.10 m x 1.90 m / 6'11" x 6'3"

Fitted with a modern white suite. Attractive wet wall panelling and vanity storage unit. Rear.

Garden

There is a small area of garden ground which has been fully slabbed. Access to shared drying area.

PARKING

There is ample residents and visitor parking.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

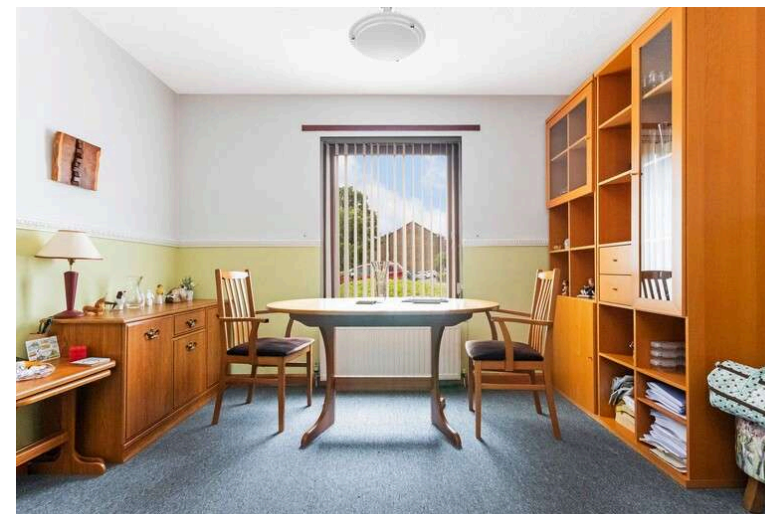
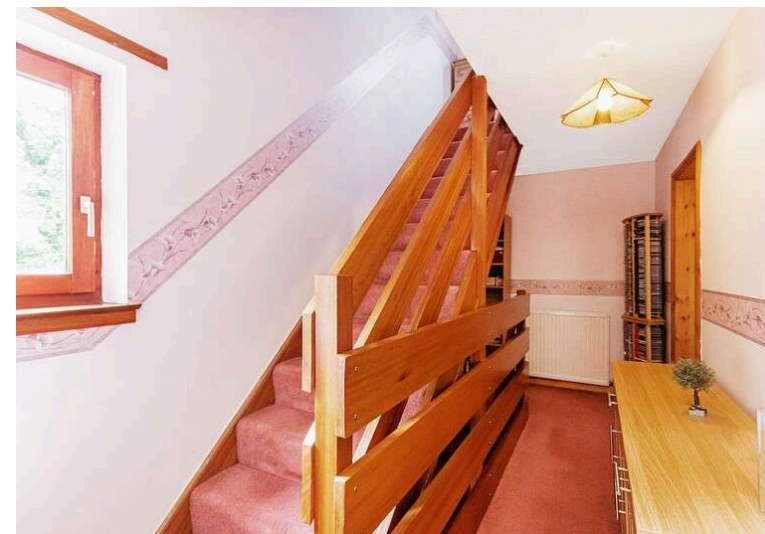
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

EPC

The current rating is band B (81). The average rating for EPCs in Scotland is band D (61).













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

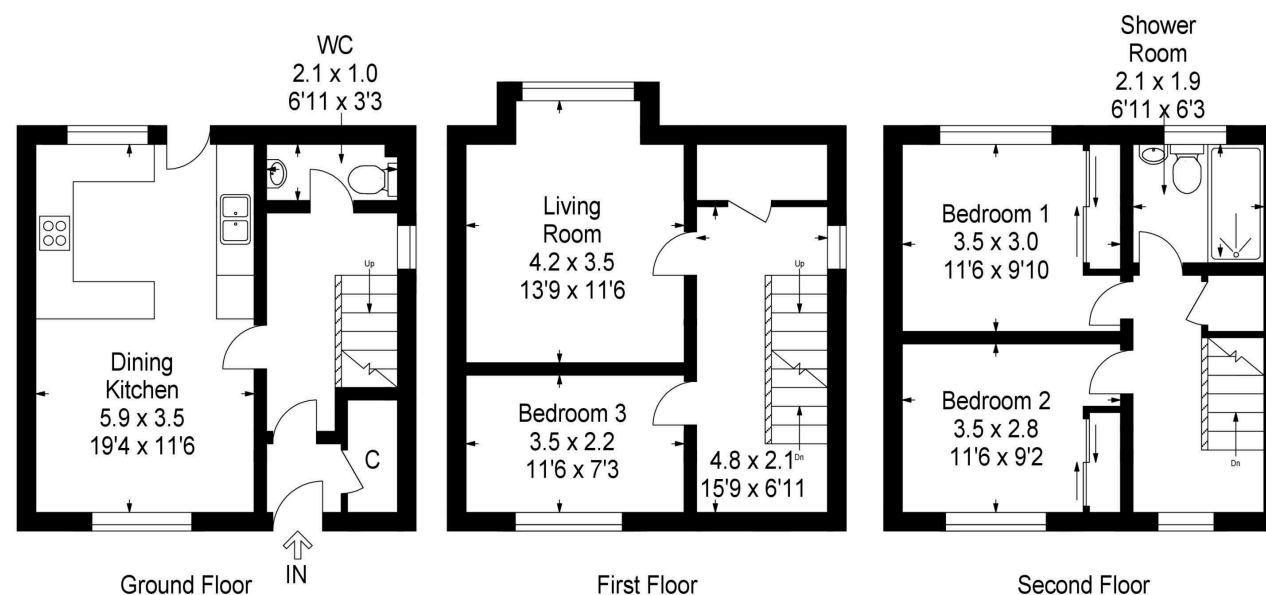
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us Ross & Connel on 01383 721156

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www.rossconnel.co.uk



VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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