

venters
PROPERTY

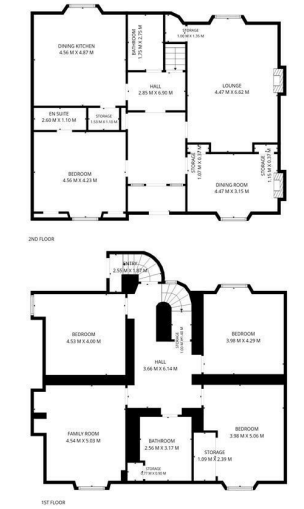


54 Townsend Place, Kirkcaldy, KY1 1HB

Offers over £350,000



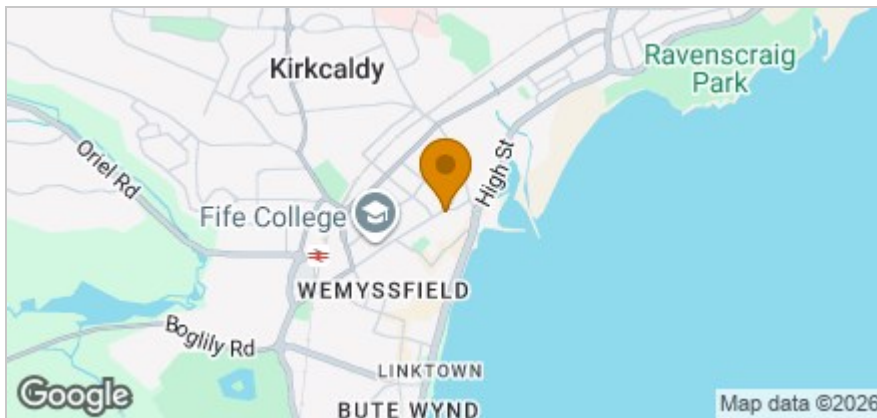
Floor Plan



Total: 227 m2
1st Floor: 112 M2, 2nd Floor: 115 m2
Excluded Areas: Storage: 10 M2, Fireplace: 0 M2, Walls: 12 m2

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Area Map



Accommodation

- Entrance Vestibule & Reception Hall
- Impressive Rear Facing Lounge
- Dining Room & Dining Kitchen
- Ground Floor En Suite Double Bedroom
- Family Bathroom & Rear Hall
- Lower Hall & Modern Shower Room
- Four Lower Ground Floor Double Bedrooms
- Large Walled Rear Garden
- Highly Sought After Location
- Substantial Family Home - 203m2



Viewing

Please contact our Kirkcaldy Office
on 01592 641000 if you wish to arrange a
viewing appointment for this property or require
further information.

Energy Efficiency Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Scotland

Current: 72, Potential: 80

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

Scotland

Current: 67, Potential: 75



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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