



Ava Street, Kirkcaldy

Offers over £139,995

Ava Street, Kirkcaldy

Beautifully Renovated Stone Built 2 Bedroom First Floor Apartment, Situated in a Sought After Area of Kirkcaldy Just a 10 Minute Walk to Beveridge Park & 15 Minute Walk to Kirkcaldy Train Station!

Allan England's award winning team at first for homes welcome to the market this modern, move in condition 2 Bedroom First Floor Apartment situated within a desirable area of Kirkcaldy. Built in 1900, the property has been recently fully renovated to a high standard throughout and comprises: entrance hallway, inviting lounge with feature fireplace, lovely high ceilings with cornicing and decorative ceiling rose, well appointed kitchen with ample units and worktop space, built in gas hob and oven, bedroom 1 with double fitted wardrobes, built in book cupboard, solid oak flooring and beautiful bay window, further ceiling rose and cornicing, bedroom 2 and modern shower room. There is space for an attic conversion subject to planning consents. Externally, there is a rear garden and drying area with spacious lawn to enjoy and ample street parking. Early viewing is highly recommended to ensure you don't miss out!

EPC Rating- C
Council Tax Band- B
Home Report Value- £145,000

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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.





SITUATION - Kirkcaldy

ENTRANCE HALLWAY

LOUNGE

13'7" x 10'7" (approx) (4.16m x 3.25m (approx))

KITCHEN

7'11" x 7'5" (approx) (2.42m x 2.27m (approx))

BEDROOM 1

16'5" x 10'5" (approx) (5.02m x 3.18m (approx))

BEDROOM 2

10'0" x 6'10" (approx) (3.06m x 2.10m (approx))

SHOWER ROOM

REAR GARDEN/DRYING AREA

STREET PARKING

INFORMATION





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.

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