



119 Chapelhill

, Kirkcaldy, KY2 6PZ

Offers Over £110,000



Welcome to your new home! This super two bedroom mid terraced villa offers an ideal opportunity for first-time buyers, small families, or those looking to downsize. In need of some modernisation and located within a popular residential area, this property combines modern living with the convenience of a prime location. Comprises of bright and spacious lounge/dining room, kitchen with appliances, two double bedrooms with storage and shower room. Gas central heating and double glazing to the property.

Kirkcaldy is a vibrant coastal town and has a wide range of services and amenities including shopping, banking, supermarkets, schools and a host of recreational facilities such as 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. Good road links are also readily available.

Viewing by appointment only!



Entrance

Entry to the property is via UPVC double glazed door with side panel opening into the entrance hallway, providing access to the lounge/dining room, kitchen and stairs leading to the upper landing.

Lounge/Dining Room 20'9" x 10'5" (6.33m x 3.20m)

A welcoming room, offering the perfect space for relaxation and entertaining. This spacious lounge/dining room features large picture-frame windows to both the front and rear, filling the room with natural light. Features laminate flooring and neutral decor, giving you a great chance to put your own stamp on it

Kitchen 8'3" x 10'7" (2.54m x 3.24m)

Functional and good-sized kitchen located at the rear of the property with rear door access to garden. Whilst in need of some modernisation, this kitchen is equipped with a hob, oven, extractor, dishwasher, fridge and freezer.

Upper Landing

The upper landing gives access to the two bedrooms and the shower room.

Bedroom 13'9" x 9'11" (4.2m x 3.04m)

The first double bedroom, located at the front of the property, features a good-sized walk-in cupboard which conveniently houses the water tank.

Bedroom 11'3" x 10'6" (3.44 x 3.21m)

The second double bedroom, overlooking the private rear garden, benefits from a full-length fitted cupboards and drawers, offering a variety of shelving, hanging and storage space.

Shower Room

The shower room, which faces the rear of the property, is fully tiled and features a corner shower enclosure with modern wet wall panelling. It is complete with a wash hand basin with a vanity unit below and toilet.

Gardens

Enjoy the outdoors with a private, enclosed garden to the rear and a tidy front garden, offering a perfect spot for al fresco dining or for children to play safely.

Gas Central Heating

Providing warmth and energy efficiency year-round.

Double Glazing

Double glazing to all windows and external doors.

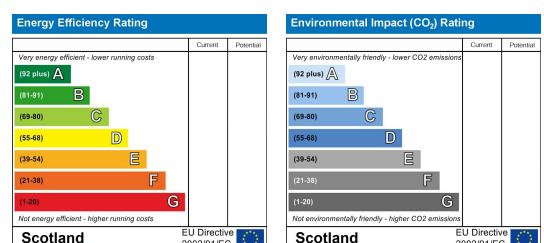
Solar Panels

Property benefits from solar panels to the front roof aspect.

Area Map



Energy Efficiency Graph



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