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14 Massereene Road

, Kirkcaldy, KY2 5RS

Offers Over £70,000

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Calling all investors, flippers, and DIY enthusiasts! This is a good chance to secure a two-bedroom, ground-floor flat in a sought-after Kirkcaldy pocket. While this home currently requires renovation throughout, it offers spacious ground floor accommodation comprising lounge, kitchen, two bedrooms and shower room. Boasting its own main door and private garden space, it also offers close proximity to Kirkcaldy Railway Station, another bonus point for this location. Whether you are looking for a high-yield rental project or a custom-designed first home, this property offers a blank canvas to create something truly special.

Kirkcaldy is a lovely coastal town and has a wide range of services including shopping, banking, 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.

Viewing by appointment only!



Entry

Entry to the property is via uPVC door into the entrance hallway.

Entrance Hallway

The entrance hallway provides access to the shower room, bedroom, kitchen and lounge. Two handy storage cupboards.

Kitchen

The kitchen currently features base and wall units with space for appliances. Potterton boiler on one wall with windows to front and side.

Lounge 14'10" x 11'1" (4.53 x 3.4)

The lounge has a dual aspect window formations to the front, providing a pleasant outlook.

Bedroom 8'8" x 12'7" (2.65 x 3.84)

Accessed from the lounge with double glazed door out to the rear garden.

Bedroom 11'7" x 12'7" (3.55 x 3.85)

Double bedroom facing the rear of the property. Features an array of wardrobe furniture to one wall and a storage cupboard with hooks.

Shower Room

Currently fitted with shower cubicle, wash hand basin and sink with vanity below. Window to the side.

Gas Central Heating

Gas central heating to the property with the boiler located in the kitchen.

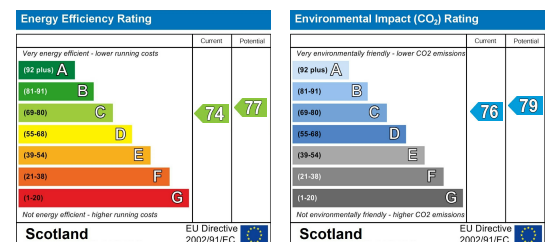
Double Glazing

Windows are double glazed.

Area Map



Energy Efficiency Graph



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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