



innes johnston  
SOLICITORS

Tel: 01592 757114  
Email: [property@innesjohnston.co.uk](mailto:property@innesjohnston.co.uk)  
[www.innesjohnston.co.uk](http://www.innesjohnston.co.uk)



## 101 Balsusney Road

, Kirkcaldy, KY2 5LQ

Offers Over £70,000



Located in a highly sought-after pocket of Kirkcaldy, this traditional ground floor flat represents a fantastic opportunity for those looking to put their own stamp on a property. While the interior would benefit from a degree of cosmetic modernisation, the home already features the essential comforts of gas central heating and double glazing. The accommodation comprises a welcoming entrance hallway leading to a bright lounge, a kitchen with potential for upgrading, a well-proportioned double bedroom, and a shower room. Externally, the property boasts a private section of garden to the rear in addition to a shared drying green, offering a rare amount of outdoor space for a flat in this central location. Handy brick outhouse space for external storage too!

Kirkcaldy, a vibrant Fife coastal town which offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, excellent leisure facilities and a host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. The town boasts excellent transport links, including its own bus station and the Kirkcaldy railway station with direct connections to Edinburgh, Dundee and beyond. The A92 road link gives access to Edinburgh and all major local towns, making it an ideal commuter base.

Viewing by appointment only!



Entry

Entry to the property via main door into an entrance vestibule which in turn gives access to the hallway.

Entrance Hallway

The entrance hallway provides access to the lounge, bedroom and kitchen.

Lounge

Pleasant rear facing lounge with window overlooking the rear gardens. Electric fire and surround, please note that the visual flame is operational but the heat mode is not. The lounge offers storage with a shallow base height cupboard and also a cupboard with shelves. Door and step down into the kitchen.

Kitchen

The kitchen is fitted with an array of base and wall units and faces the rear with window and the rear door into the garden areas. Integrated hob, double oven, sink and drainer. Please note that the fridge/freezer and washer/drier will be included in the sale.

Bedroom

Spacious double bedroom facing the front of the property with double window formation. Open fireplace to one wall (we cannot confirm if this is operational or not).

Shower Room

Convenient shower room with cubicle, wash hand basin with vanity unit below and toilet. Window to the rear of the property and ladder radiator.

Gas Central Heating

The property benefits from gas central heating with the boiler being located in the kitchen.

Double Glazing

Double glazing to windows and panes.

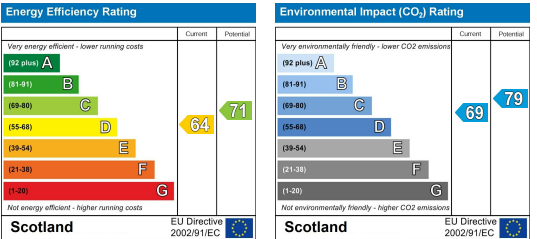
Shared & Own Garden Section

The property has a shared garden section and also it's own section which is laid to lawn. Good sized brick shed too, handy for external storage.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.