



44 Kidd Street

Kirkcaldy, KY1 2ED

Offers Over £65,000

Susan Morton at Morton Napier is delighted to market this newly refurbished traditional ground floor flat which is situated in a popular residential area to the north east of the town. Within a short distance of the A92 (Edinburgh) link road, Fife Retail Park, the railway/bus stations and town centre with its varied amenities. Comprising: vestibule, hallway, lounge with open plan kitchen, double bedroom, rear vestibule with utility area and bathroom. Gas central heating and double glazing. Private front and rear garden ground with shared drying green.

Entrance

Entrance to the property is over a pathway leading to the main door with glazed panel over which opens into the vestibule.

Vestibule

The vestibule with wood effect flooring and ceiling light point allows access into the hallway via a door with glazed panel over.

Hallway

The hallway allows access into the lounge with open plan kitchen and the bedroom. Wood effect laminate flooring, ceiling light point, radiator, hard wired smoke detector and power point.



Lounge with open plan Kitchen - Dimension 4.72m x 4.31m (at widest)

The lounge and kitchen are open plan featuring a rear facing window overlooking the garden, a shelved alcove and incorporates both wall and floor mounted units including a built-in electric oven and hob with chrome extractor canopy over, work surfaces over with co-ordinating splash back and a sink unit. Wood effect laminate flooring, coved ceiling with rose and light point, radiator, tv point, telephone point, wall mounted central heating combi style boiler and ample power points.

Bedroom

Dimensions 4.31m x 3.51m

The bedroom features a front facing window and a built-in cupboard. Fitted carpet, coved ceiling with light point, radiator and ample power points. Door leading into the hallway.



Rear Hallway

The rear hallway features the main door leading out into the rear garden and incorporates a work surface with space below for washing machine. Wood effect laminate flooring, ceiling light point and ample power points. Door leading into the lounge and the bathroom.

Bathroom - Dimensions 2.05m x 1.99m

The bathroom features two side facing opaque glazed panelled windows and incorporates a low flush wc, a wash hand basin and a bath with wall mounted shower, rain drop shower and screen over. Wood effect laminate flooring, ceiling light point and radiator. Door leading into the hallway.

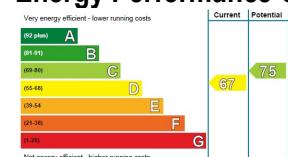
Garden Ground

The front garden ground is enclosed by a low wall and is laid to paving. The rear garden ground is laid to lawn together with a shared drying green and external out building.

Extras Included

Floor coverings, window blinds, built-in electric oven and hob with chrome extractor canopy over and washing machine.

Energy Performance Certificate



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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