



Morgans

PROPERTY

12 Alford Avenue, Kirkcaldy, KY2 6ET

Offers Over £115,000



2



2



1





Entrance Hall



2 Double Bedrooms



Lounge



Bathroom



Kitchen



Wetroom



EPC Rating - Unknown



Council Tax Band - Unknown





Welcome

DESCRIPTION

Keenly priced with early entry available is this extended end terraced villa occupying an enviable corner plot with generous gardens to front and rear. Good potential to extend. The property requires cosmetic upgrading and briefly comprises entrance hall, lounge, kitchen and wet room with side and rear doors to gardens. On the upper level there are two double bedrooms and shower room. Access to attic. The gardens are enclosed providing a child and pet safe environment, easy to maintain and mainly chipped. The property is double glazed with electric heating.





EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





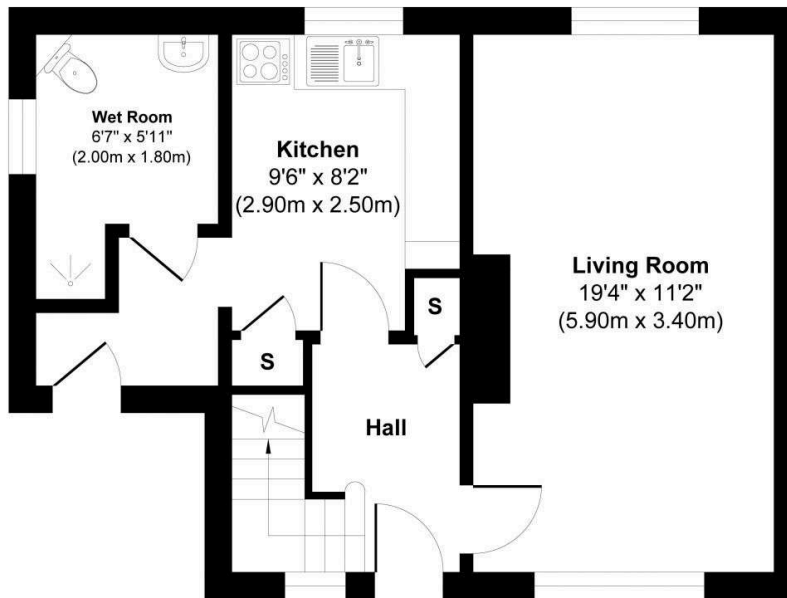
Kirkcaldy

Kirkcaldy offers residents the privilege of living by the sea. Enjoy picturesque coastal walks that provide breath taking views of the Firth of Forth. Kirkcaldy boasts a fascinating history from historic landmarks to museums and art galleries. You'll find an array of shopping centres, restaurants, cafes, and recreational facilities to cater to your every need and desire. The town is home to excellent schools and quality education is easily accessible. With an abundance of parks, green spaces, and nature reserves, Kirkcaldy is a haven for outdoor enthusiasts allowing you to can enjoy the tranquillity of nature without venturing far from home. Located conveniently within the heart of Fife, Kirkcaldy provides excellent transport links to Edinburgh and other major cities in Scotland, whether travelling by either road or rail.

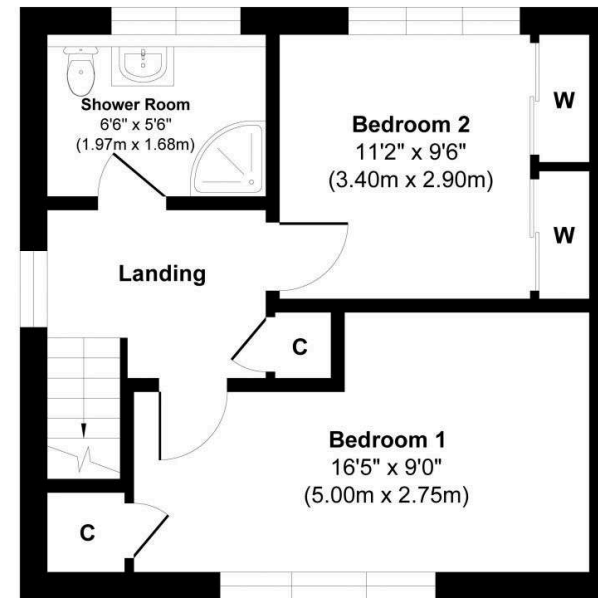
Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Ground Floor
Approximate Floor Area
467 sq. ft
(43.39 sq. m)



First Floor
Approximate Floor Area
378 sq. ft
(35.10 sq. m)



Approx. Gross Internal Floor Area 845 sq. ft / 78.49 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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